



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 25, 2021***

**A meeting of the Farmington Planning Commission will be held on  
Monday, October 25, 2021 at 6:00 p.m. at City Hall  
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes –September 27, 2021
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. **Rezoning** –From A-1 to R-1  
**Property owned by:** Damon McDonald  
**Property Location:** 12650 N. Hwy 170  
**Presented by:** Jorgensen & Associates
  - B. **Preliminary Plat –Wagon Wheel**  
**Property owned by:** Riggins Construction  
**Property Location:** 11828 Clyde Carnes Rd.  
**Presented by:** ESI
  - C. **Large Scale Development**–Farmington Jr. High  
**Property owned by:** Farmington Jr. High  
**Property Location:** 42 South Double Springs Rd.  
**Presented by:** Bates & Associates, Inc.
  - D. **Variance** – Tract Split  
**Property owned by:** Jordan & Sarah Huckeba  
**Property Location:** 508 Drain Rd.  
**Presented by:** Jordan & Sarah Huckeba

## **Planning Commission Minutes September 27, 2021 at 6 PM**

**1. ROLL CALL** – Meeting was held in person and also via Zoom due to Corona Virus pandemic. Meeting was called to order by Chairman Robert Mann. A quorum was present.

**PRESENT**

Robert Mann, Chair  
Chad Ball  
Howard Carter  
Judy Horne  
Keith Macedo  
Jay Moore, via zoom  
Bobby Wilson

**ABSENT**

Gerry Harris, Vice Chair

**City Employees Present:** Melissa McCarville,  
City Business Manager; Michael Schulz ,  
representing Chris Brackett, City Engineer

**2. Approval of Minutes:** August 23, 2021, meeting minutes were approved as written.

**3. Comments from Citizens:** None

**4A. Rezoning from A-1 to R-1 for property located at 12650 N. Hwy 170 owned by Damon McDonald as presented by Jorgensen & Associates:**

Justin Jorgensen with Jorgensen & Associates was present via zoom to discuss the request. They have been discussing with the City about sewer line extensions. Chad Ball moved to postpone action for 90 days until after the Land Use Plan is in place because land in question is considered Rural Residential land use which is larger lots than R-1 would be. Motion failed to obtain a second. After further discussion, Chad moved to table this item until the October meeting and was seconded by Bobby Wilson. Motion carried 5-1. This item was tabled until the October meeting.

Melissa McCarville noted that the petitioners would not have to readvertise or put another ad in the paper. So interested citizens will not be re-notified in October but are welcome to attend the meeting.

**4B. Amended Preliminary Plat- The Grove at Engles Mill, Phase 2 located off Grace Lane, owned by Riverwood Homes as presented by Bates & Associates, Inc.:**

Geoff Bates with Bates & Associates was present to discuss the request. They had made a mistake concerning the side setbacks. They should have been 5 feet but the plat showed 10 feet. They did not catch this mistake until after the plan had gone through. This was brought back before the Commission because City staff felt the decision on a change should be made by the Planning Commissioners, although City could have made a decision.

Mark Marquess with Riverwood Homes said even with the setback change, the larger homes adjacent to Twin Falls subdivision would be the same larger size (2,400 sq. feet). He said the Grove plan will look just like Sloanebrooke in Fayetteville. There are 12 lots that wrap around Twin Falls and the Phillips Farm.

**Public comment:**

Norm Toering- 306 Claybrook: He was under the impression that there could be no changes on a PUD after its initial approval. He wondered what other changes might the developer ask for next. Marquess said he was not trying to change anything but rather there was a mistake on the plat drawing.

Tommy Johnson- 441 Driftwood: He feels that setbacks would defeat the purpose of the larger-sized homes. This setback change which would collapse the houses on each other would make the overall development unattractive. He thinks homes crowded together rapidly decrease in appearance and in value.

Jeanette Houser - 376 Eagle Ridge: They have been doing dirt work by her house and she is concerned that the construction site which is 2 feet higher than the normal elevation will turn water runoff into their yard. She wanted written assurance right now that the water in new subdivision will flow back and not on her yard.

Michael Schulz, representing Olsson Engineers explained that it is illegal to drain additional water onto adjacent properties. Chris Brackett has reviewed and approved the plans and therefore, they must be compliant with law. Chairman Mann said if there should be damages, the engineering firm would be held liable.

Chairman Mann said the PUD will be finalized when the Final Plat is approved. Changes can be made up until this point. The city's engineer makes sure the drainage plan will allow less water or no more water flow than what was already there prior to construction. They run this through calculations and models to verify it. The City Engineer will sign off on that plan once they check it. It is illegal for them to allow anything more than what is currently draining onto the property. They use NOAA 100-year flood studies in the calculations as well.

Dean Hauser – 376 Eagle Ridge: He asked about measurement of water because this area has not had rain in months now. Geoff Bates explained how runoff is calculated. He agreed to come take a look at the Eagle Ridge property and arrangements were made.

After lengthy discussion, Jay moved to approve the request with a change of setbacks to 5ft with exceptions for lots 119-131 that are adjacent to Twin Falls, keeping them at the 10 foot side setback. Howard Carter seconded the motion. Chad asked if house sizes would be smaller due to this change. It was said that it would not affect the size of the homes.

Having no further discussion, Robert Mann called the question to approve the Amended Preliminary Plat for The Grove at Engles Mills Phase subject to changing the setbacks to 5ft except for lots 119-131 which would stay at the 10ft setback. Upon roll call, the motion passed unanimously.

#### **4C. Final Plat- The Grove at Engles Mills Phase 2 located off Grace Lane owned by Riverwood Homes as presented by Bates & Associates, Inc.:**

Geoff Bates with Bates & Associates was present to discuss the request. Chad referred to an email from Jonathan Eley asking if the front easements for utilities had been noted on the plat, and they had. Chris Brackett had prepared a memo dated September 27, 2021. Geoff Bates had not received the copy of the memo before the meeting. Michael Shultz was present in Chris's stead and read the memo as follows:

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

1. The required Payment in Lieu of Park Land Conveyance must be paid prior to the signatures on the Final Plat. This fee will be \$600 per single family unit. The fee will be \$30,000 for 50 single family lots.

2. All public improvements including the sidewalk along the east side of Grace Lane and along the frontage of Commons 3 must be completed and a Final Inspection scheduled. All punch list items must be completed and accepted prior to final approval of the final plat.
3. A one- year Maintenance Bond to the City of Farmington for all public improvements with the exception to the water and sanitary sewer improvements must be provided prior to the signatures on the Final Plat. The engineer must submit an itemized cost of these improvements for approval prior to obtaining the bond.
4. If the sidewalk construction is to be delayed until the home construction then the developer shall provide an escrow account in accordance with Ordinance No. 8.1 (C), 3 (A). The engineer shall provide a cost estimate for the construction of the sidewalk for approval.
5. If the installation of the Street Lights has not been completed at the time of Final Plat signatures, then the developer shall provide the paid invoice from the electrical company for these lights.
6. Provide one original and 6 copies of the recorded plat to the City.”

Preliminary Plat amendments approved in the previous agenda item was made a part of the motion to approve the Final Plat. Chairman, Robert Mann called for question regarding approval of Final Plat for the Grove at Engles Mill Phase II, conditional upon City Engineer Brackett’s 9-27-21 memo and the amended Preliminary Plat requiring 10’ side setbacks for properties next to Twin Falls. Upon roll call vote, the Final Plat was unanimously approved.

Jill Toering, 306 Claybrook and Tommy Johnson, 441 Driftwood, thanked the Commission for hearing their concerns and acting upon them.

#### **4D. Public Hearing- Land Use Plan:**

Sarah Gertz was present via zoom to discuss the Land Use Plan. She presented a slideshow with the definitions which will be provided on the City website. She predicted that Farmington’s population will continue to grow rapidly. Although there is a Light Industrial land use classification, no area of the City has that designation at this time. The Agricultural areas do not have water and sewer now.

#### **Public Comment:**

Brady Ghan- 9 Locust St: His neighborhood is reflected as Neighborhood Commercial. He does not like the fact that you have preexisting homes in that mixture and then the possibility of coming in with businesses all around him. Legally they can rezone it however they want and it does not stop someone from putting a commercial business there. He feels this will discourage investors to come to the area for housing. This aids outsider developers but does not help the local citizens. He would like to see more contained highway commercial usage than broad highway commercial usage.

He provided his statement for entry into the Minutes as follows:

“Thank you in advance for letting me speak. I will do my best to be brief. My opposition to the current land use plan is as a homeowner, as a taxpayer, and as a citizen of the region.

At the previous meeting on this plan, I noted my concerns with designating my whole neighborhood as Highway Commercial. Also, at the last meeting on approving the land use plan, the city attorney noted that attempts to rezone that complied with the land use plan would most likely be approved. As a homeowner, I am frustrated because it seems the zoning of my entire neighborhood is being left up to this body, who did not address my concerns noted at the last meeting on this plan, and none of whom live in the highway commercial zone. In legal terms, while this may not be de jure zoning, this is certainly de facto zoning.

As a homeowner, I am further frustrated that the current land use plan does not consider the character of my neighborhood and doesn't honor the recent investments of its residents.

In the past two years, there have been new homes built in the area that would now be designated for tobacco stores, bus stations, and car lots - all of which would be approved without a conditional use permit. In addition to new homes there have been recent and ongoing renovations to historic homes and buildings, which mark some of the oldest in Farmington. For example, my home and the church next door predate the plat of the city of Farmington. Even as such, my home would now be in an area zoned for pawn shops, dry cleaners, and motorcycle repair shops, once again - all of which would be approved without a conditional use permit. This discourages homeowners like myself from investing in areas like mine which contain a variety of housing styles and varying income levels, and instead gives preference to developers who may be less concerned about the overall aesthetic and sense of place in our city.

My second concern is as a taxpayer. The current zone of highway commercial being considered is centered on Highway 62, a regional arterial road which services interstate as well as intrastate travel. Instead of seeking to serve the local community, it seems to service those traveling through the community. This goes against current trends in urban and suburban planning which focus on building communities that are less focused on cars and more focused on the residents of a city.

Dr. Michael Yoder from the University of Central Arkansas, did a case study of suburban sprawl in small Arkansas towns. He spoke about broad commercial zoning along arterial roads as is being considered and stated, "Such stretched, linear development, which represents a spreading out of functions traditionally found in downtowns and traditional neighborhoods, requires greater public investment in roads than traditional town grids."

Continuing to center our development on serving outsiders and those traveling by cars will ultimately result in the city putting more of its funds toward maintaining roads for those passing through and less for parks and amenities for those of us who call Farmington home.

Lastly, I am opposed to this plan as a citizen of the Northwest Arkansas region. This plan seems to focus on allowing developers to dictate the landscape of our community. As a citizen of Farmington, I want our city to look different. I want a city with its own identity, that preserves its history where it can and that produces a sense of place that stands out in Northwest Arkansas. I believe that starts by creating centers of commercial growth rather than reactively Zoning along wide swaths of land and allowing outside developers to determine our city's future.

In conclusion, I ask that the planning commission do away with the broad highway commercial zone present in the current plan in favor of a central commercial zone more in keeping with urban and suburban planning principals, and to protect my neighborhood and others like it to invest in Farmington's future.

Thank you for your time."

He closed by saying that he wants our city to look different from other cities; he wants a sense of place here. And he does think organized centers of commercial growth would be acceptable.

Guy Von Bergen, 11512 Giles Street also owns property at 240 Lossing. He said a proposed trail on the Master Transportation Plan goes right through the middle of his Lossing property. That property has 5.2 acres. There is a sewer easement running through it. He has to pick up trash next to the Ecology Park development which abuts his property.

Melissa McCarville assured him that a sewer easement could not automatically be used by the City for a trail. They would have to obtain land from him for a trail. It was further determined that the trail would lead to Ecology Park, which did not set aside a trail easement in their development.

It was decided that this proposed trail will be taken off of the Master Transportation Plan when we reevaluate it. The Land Use Plan cannot address the trail issue. This was just added for reference when viewing the Land Use Plan.

It was suggested that we minimize some of the highway commercial and consider neighborhood commercial areas as well. This would apply to areas off Main Street. This could create some buffer zones for residential areas that back up or are in commercial areas. We can take all the comments and notes and forward them to the City Council. City Council has the authority to make their own changes and then approve it.

Some Commissioners wanted to see the adjustments prior to sending it to the City Council for approval. After discussion, Chad Ball moved to send the Land Use Plan to the City Council with the proposed changes to White Street and also Jim Brooks Road where there would be some large estate-type homes on land next to Highway Commercial. Jay seconded the motion. The motion failed 4-3. Then Chad made the motion to go ahead and send it to the City Council as presented. Bobby seconded the motion.

Chairman, Robert Mann called for the Land Use Plan to be forwarded to the City Council as presented.

Upon roll call vote, the Final Plat was approved 5-1. Judy Horne voted No.

**5. Adjournment:** Having no further business, meeting was adjourned.

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Judy Horne – Secretary

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Robert Mann – Chair

## City of Farmington Application for Rezoning

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

Applicant: Damon McDonald Day Phone: \_\_\_\_\_

Address: 671 Oxford Bend Rd Fax: \_\_\_\_\_

Representative: Jorgensen & Assoc Day Phone: 479-442-9127

Address: 124 W Sunbridge, St 5 Fax: \_\_\_\_\_

Property Owner: McDonald Building Group Day Phone: \_\_\_\_\_

Address: 12650 N Hwy 170 Fax: \_\_\_\_\_

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

Representative: Justin Jorgensen. [justin@jorgensenassoc.com](mailto:justin@jorgensenassoc.com)

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

Property Description

Site Address -- 12650 N Hwy 170

Current Zoning -- A-1 Proposed Zoning -- R-1

Attach legal description and site plan (a scaled drawing of the property to be rezoned showing accurate lot lines, surrounding zoning, adjacent owners and a north arrow is required.)

Type of zoning requested and reason for request:

R-1: Residential Single Family so it can be developed into single family lots under R-1 zoning requirements.

Responsibilities of the Applicant:

1. The applicant shall be responsible for providing the name and address of all adjacent property owners. The notice to all adjacent property owners must be sent by certified mail, return receipt requested at least ten (10) days prior to the Planning Commission meeting. Evidence in the form of a signed Affidavit (see attached), that notice has been given to all adjacent property owners by certified mail, return receipt requested, will be submitted. Notification should be sent after the City of Farmington has accepted the application and the date of the public hearing has been confirmed. The required Affidavit and supporting exhibits (mailing receipts, list of property owners of record and copy

of notice) shall be filed with the City of Farmington no later than seven (7) days prior to the meeting date. A sample notice is attached.

2. Pay a \$25.00 application fee
3. Provide a copy of the deed of the property.
4. Written authorization from the property owner if someone other than the owner will be representing the request.
5. Publish the following notice of public hearing in a newspaper serving the City (*Northwest Times, the Morning News, Arkansas Democrat-Gazette or The Farmington Post*). **THE NOTICE MUST APPEAR IN THE PAPER A MINIMUM OF 15 DAYS BEFORE THE PUBLIC HEARING DATE.**

**NOTICE OF PUBLIC HEARING**

A petition to rezone the property as described below has been filed with the City of Farmington on the 24 day of August, 2012021.

*PLACE LEGAL DESCRIPTION OF PROPERTY HERE*

A public hearing to consider this request to rezone the above described property from A-1 to R-1 will be held on the 27 day of September, 2012021, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

A copy of the proof of publication from the newspaper must be provided to the City 10 days before the meeting.

The City will post a sign on the property at a location visible to the public, notifying the public of the intent to rezone the property.

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

*[Signature]* Date 8/24/21  
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 8/24/21  
Owner/Agent Signature



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

Jorgensen & Associates  
City of Farmington

Was inserted in the Regular Edition on:  
September 12, 2021

Publication Charges: \$85.12

Brittany Smith  
Brittany Smith

Subscribed and sworn to before me  
This 13 day of Sept, 2021.

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. 12397118

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

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

A petition to rezone the property as described below has been filed with the City of Farmington on the 24th day of August, 2021.

A part of the NW 1/4 of the SE 1/4 of Section 26, Township 16 North, Range 31 West, Washington County, Arkansas, being more particularly described as follows: Commence at the SW corner of said forty; thence S 87° 40' 44" E, 365.52 feet to the East right-of-way of Arkansas Highway 170 as established in 2019 by ARDOT Job 040683 for the point of beginning and run thence along said right-of-way the following: N 6° 18' 32" W, 113.95 feet; N 0° 21' 22" W, 250.45 feet; S 86° 12' 37" W, 25.00 feet; N 3° 47' 23" W, 28.55 feet; thence S 84° 40' 46" E, leaving said right-of-way, 84.76 feet; thence S 81° 56' 19" E, 647.72 feet; thence S 1° 39' 30" W, 319.44 feet to the South line of said forty; thence N 87° 40' 18" W, along said South line, 676.11 feet to the point of beginning, containing 5.65 acres, more or less.

A public hearing to consider this request to rezone the above described property from A-1 to R-1 will be held on the 27th day of September, 2021, at six o'clock p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. This meeting can be attended in person or through Zoom (link provided closer to meeting date on City website or Facebook page). All interested persons are invited to attend.

75464696 Sept 12, 2021



**JORGENSEN  
+ASSOCIATES**  
Civil Engineering Land Surveying

124 W Sunbridge Drive, Suite 5  
Fayetteville, AR 72703  
Office: 479.442.9127  
[www.jorgensenassoc.com](http://www.jorgensenassoc.com)  
Established 1985

**August 24, 2021**

**Farmington Planning  
354 W Main  
P.O. Box 150  
Farmington, AR. 72730**

**Attn: Melissa McCarville  
Re: Rezoning for McDonald Building Group**

Dear Mr. McCarville;

Enclosed please find the documentation for a Rezoning request for McDonald Building Group. The property is located at 12650 N Hwy 170 and is a total of 5.65 acres. Currently the property is zoned A-1 and the request to rezone the property to R-1 in order to develop it into single family lots under the R-1 zoning. Currently there is not water or sewer to the site but both are roughly 650' to the north and we will be looking to do a water and sewer line extension to the site. There are similar residential zonings with the same use in the area.

Sincerely;

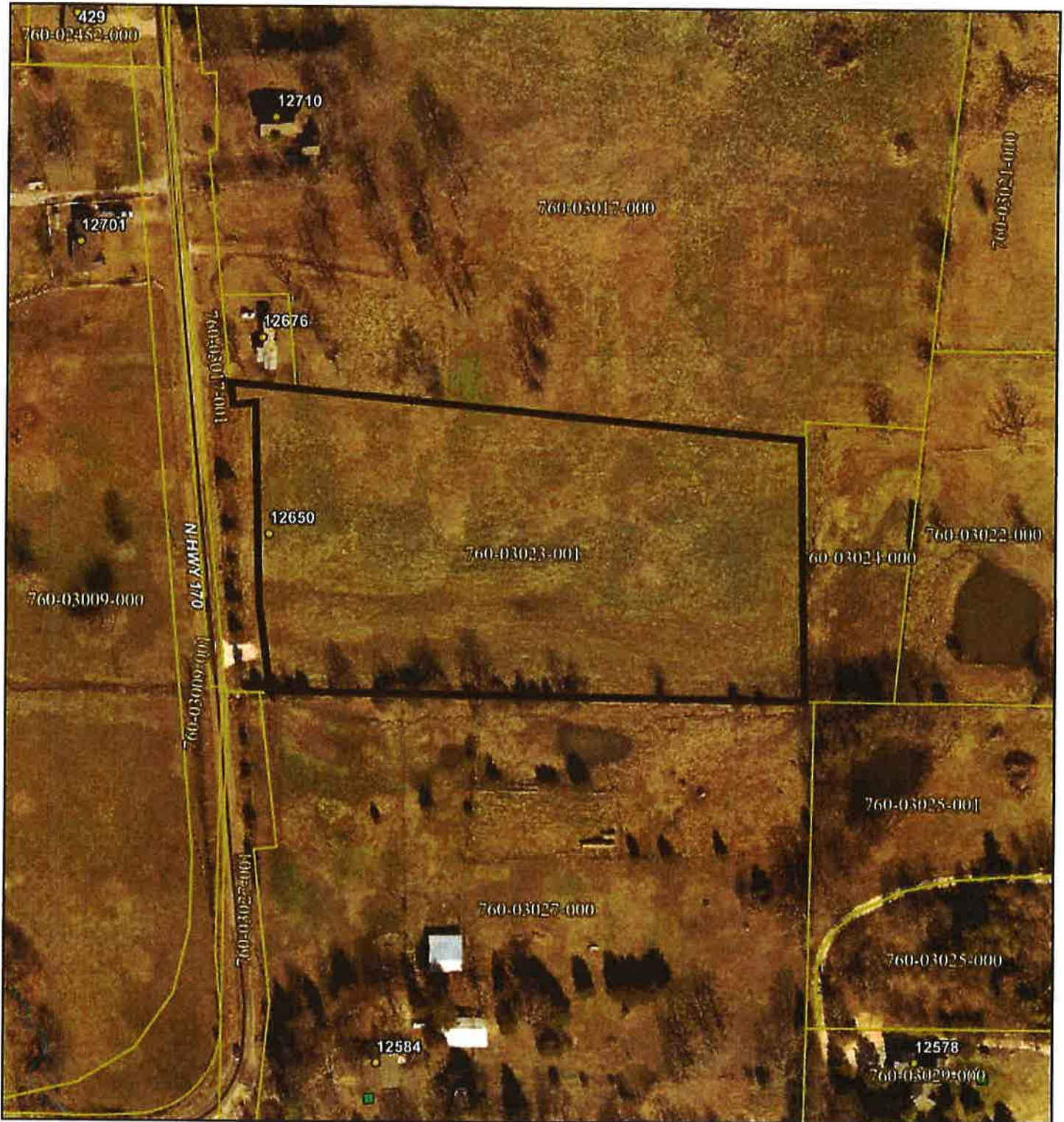


Justin L. Jorgensen, P.E.

# Washington County

Assessor's Office

Russell Hill, Assessor



Date Created: 6/17/2021  
Created By: actDataScout

1 inch = 166 feet

This map should be used for reference purposes only and should not be considered a legal document. While every effort has been made to ensure the accuracy of this product, the publisher accepts no responsibility for any errors or omissions nor for any loss or damage alleged to be suffered by anyone as a result of the publication of this map and the notations on it, or as a result of the use or misuse of the information provided herein.

Type: REAL ESTATE  
Kind: WARRANTY DEED  
Recorded: 5/27/2021 2:29:18 PM  
Fee Amt: \$30.00 Page 1 of 4  
Washington County, AR  
Kyle Sylvester Circuit Clerk

File# 2021-00020190

This Instrument prepared by:  
D. Joel Kurtz  
Attorney at Law  
Williams Law Firm  
100 W Main, Gentry, AR 72734  
(479) 736-8800

WARRANTY DEED

WITH RELINQUISHMENT OF DOWER/CURTESY

KNOW ALL MEN BY THESE PRESENTS:

That **Linda Bell**, an unmarried person ("Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto **McDonald Building Group, LLC**, an Arkansas Limited Liability Company ("Grantee"), the following described lands situated in the County of Washington, State of Arkansas:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A".

Subject to any restrictions, conditions, covenants, rights of way, and easements now of record.

To have and to hold the same unto the said Grantee and unto its successors and assigns forever, with all tenements, appurtenances and hereditaments thereunto belonging.

And Grantor hereby covenants with said Grantee that Grantor will forever warrant and defend the title to the said lands against all claims whatsoever.

And Grantor does hereby release and relinquish unto the said Grantee all rights of dower, curtesy, and homestead in and to said lands for and in consideration of the sum of money.

IN WITNESS WHEREOF, the name of Grantor is hereunto affixed as of this 25 day of May, 2021.

  
Linda Bell

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Please see the attached Real Property Transfer Tax Affidavit of Compliance for proof of tax paid and the required documentary stamps or documentary symbol.

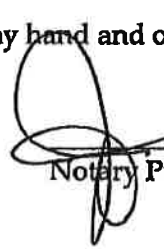
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ACKNOWLEDGMENT

STATE OF ARKANSAS )  
 ) ss.  
COUNTY OF WASHINGTON )

On this day personally before me, a Notary Public, duly commissioned, qualified and acting, within and for this County and State, appeared the within named Linda Bell, to me personally well known (or satisfactorily proven to be such person), who stated and acknowledged that she had so signed, executed and delivered the foregoing Warranty Deed for the consideration, uses, and purposes therein mentioned and set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 25 day of May, 2021.

  
\_\_\_\_\_  
Notary Public

**JENNIFER STEWART**  
**NOTARY PUBLIC, ARKANSAS**  
**WASHINGTON COUNTY**  
**Commission #12378169**  
**My Commission Expires 08/19/2030**

My commission expires: \_\_\_\_\_

Mail Tax Statement to:

671 Oxford Bend Rd.  
Fayetteville AR  
72703

RTC 21-66037T

**EXHIBIT "A"**

A part of the NW 1/4 of the SE 1/4 of Section 26, Township 16 North, Range 31 West, Washington County, Arkansas, being more particularly described as follows: Commence at the SW corner of said forty; thence S 87° 40' 44" E, 365.52 feet to the East right-of-way of Arkansas Highway 170 as established in 2019 by ARDOT Job 040683 for the point of beginning and run thence along said right-of-way the following: N 6° 18' 32" W, 113.95 feet; N 0° 21' 22" W, 250.45 feet; S 86° 12' 37" W, 25.00 feet; N 3° 47' 23" W, 28.55 feet; thence S 84° 40' 46" E, leaving said right-of-way, 84.76 feet; thence S 81° 56' 19" E, 647.72 feet; thence S 1° 39' 30" W, 319.44 feet to the South line of said forty; thence N 87° 40' 18" W, along said South line, 676.11 feet to the point of beginning, containing 5.65 acres, more or less.

*[Legal description provided by Realty Title & Closing Services, LLC.]*



STATE OF ARKANSAS  
DEPARTMENT OF FINANCE AND ADMINISTRATION  
MISCELLANEOUS TAX SECTION  
P.O. BOX 896, LITTLE ROCK, AR 72203-0896

Real Estate Transfer Tax Stamp  
Proof of Tax Paid



File Number: 21-66037T

Grantee:  
Mailing Address: MCDONALD BUILDING GROUP, LLC  
671 OXFORD BEND RD,  
FAYETTEVILLE AR 727030000

Grantor:  
Mailing Address: LINDA BELL  
184 COUNTRYSIDE DR  
FARMINGTON AR 727300000

Property Purchase Price: \$230,000.00  
Tax Amount: \$759.00

County: WASHINGTON  
Date Issued: 05/27/2021  
Stamp ID: 667002880

Washington County, AR  
I certify this instrument was filed on  
5/27/2021 2:29:18 PM  
and recorded in REAL ESTATE

File# 2021-00020190  
Kvle Sylvester - Circuit Clerk

I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument

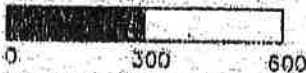
Grantee or Agent Name (printed): Ivonne Torres

Grantee or Agent Name (signature): [Signature] Date: 5/27/21

Address: 3711 w walnut

City/State/Zip: Rogers AR 72756

SCALE 1"=300'



LEGEND:

- FOUND IRON PIN
- SET 1/2" REBAR
- FENCE LINE
- △ AUTO. R/W MARK
- ANGLE POINT

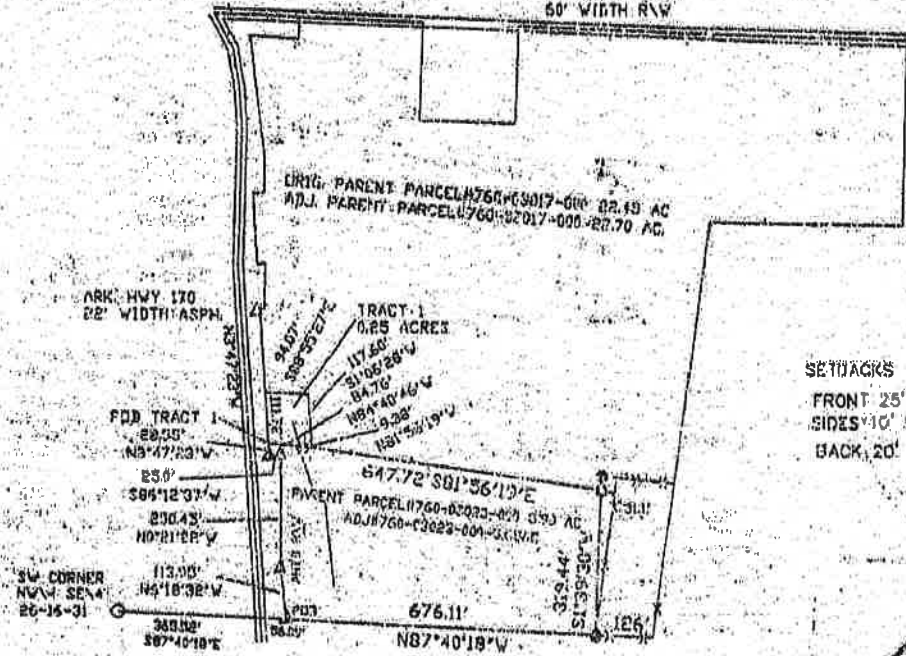


R-31-W  
LOCATION MAP

THIS TRACT IS NOT LOCATED WITHIN THE  
100 YEAR FLOOD ZONE A AS PER FIRM MAP  
051400215 F. MAP REVISED 03/16/2009.

DATE OF BEARING ASSUMED

WOLF DALE RD.  
22' WIDTH ASPH.  
60' WIDTH R/W



SETBACKS  
FRONT 25' SB & UE  
SIDES 10' SB  
BACK 20' SB

BOUNDARY DESCRIPTIONS

PARENT TRACT PARCEL #760-03017-000 22.45 ACRES  
A PART OF THE NORTH HALF OF THE SE/4 OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 31 WEST, CONTAINING 22.45 ACRES, MORE OR LESS, WASHINGTON COUNTY, ARKANSAS.

PARENT TRACT PARCEL #760-03023-000 5.90 ACRES  
A PART OF THE NORTH HALF OF THE SE/4 OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 31 WEST, CONTAINING 5.90 ACRES, MORE OR LESS, WASHINGTON COUNTY, ARKANSAS.

TRACT 1 TO BE ADDED TO PARCEL #760-03017-000  
A PART OF THE NW/4 OF THE SE/4 OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 31 WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID FORTY, THENCE S87°40'44"E 365.58 FEET TO THE EAST RIGHT OF WAY OF ARKANSAS HIGHWAY 170 AS ESTABLISHED IN 2019 BY ARDOT JOB 040683; THENCE ALONG SAID EAST RIGHT OF WAY THE FOLLOWING: N6°18'32"W 113.95 FEET; N0°21'22"W 230.45 FEET; S06°18'37"W 25.00 FEET; N2°47'23"W 28.55 FEET TO THE POINT OF BEGINNING AND RUN THENCE N3°47'23"W ALONG SAID EAST RIGHT OF WAY 111.72 FEET; THENCE S88°35'27"E LEAVING SAID RIGHT OF WAY 94.07 FEET; THENCE S1°06'28"W 117.60 FEET; THENCE N81°56'19"W 0.50 FEET; THENCE N84°40'46"W 84.76 FEET TO THE POINT OF BEGINNING, CONTAINING 0.25 ACRES, MORE OR LESS.

REMAINDER PARCEL #760-03023-000  
A PART OF THE NW/4 OF THE SE/4 OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 31 WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID FORTY, THENCE S87°40'44"E 365.58 FEET TO THE EAST RIGHT OF WAY OF ARKANSAS HIGHWAY 170 AS ESTABLISHED IN 2019 BY ARDOT JOB 040683 (TO THE POINT OF BEGINNING AND RUN THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING: N6°18'32"W 113.95 FEET); N0°21'22"W 230.45 FEET; S06°18'37"W 25.00 FEET; N3°47'23"W 28.55 FEET; THENCE S84°10'46"E LEAVING SAID RIGHT OF WAY 84.76 FEET; THENCE S81°56'19"E 64.72 FEET; THENCE S1°39'38"W 219.44 FEET TO THE SOUTH LINE OF SAID FORTY; THENCE N87°40'18"W ALONG SAID SOUTH LINE 676.11 FEET TO THE POINT OF BEGINNING, CONTAINING 5.65 ACRES, MORE OR LESS, WASHINGTON COUNTY, ARKANSAS.

REMAINDER TRACT PARCEL #760-03017-000 22.45 ACRES  
A PART OF THE NORTH HALF OF THE SE/4 OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 31 WEST, CONTAINING 22.70 ACRES, MORE OR LESS, WASHINGTON COUNTY, AR

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT IS A REPRODUCTION OF A FIELD SURVEY MADE BY ME IN ACCORDANCE WITH THE STANDARDS PRESENTLY APPLICABLE IN THE STATE OF ARKANSAS.  
James E. Gore, R.L.S.  
Arkansas Registration No. 1298  
12957 RHEAS MILL ROAD  
FARMINGTON, ARKANSAS 72730  
PH (479) 263-0324

APRIL 13, 2020

Approved by City of Farmington

500-18N-31W-0-26-200-72-1298

MAY 05 2020

*[Signature]*  
City Business Manager

GORE ENGINEERING & LAND SURVEYING, INC.	
CLIENT:	GARNER FAMILY TRUST
CITY:	FARMINGTON
COUNTY:	WASHINGTON
STATE:	ARKANSAS
JOB NO.:	WC-4338

Washington County, AR  
I certify this instrument was filed on  
5/5/2020 3:19:00 PM  
and recorded in REAL ESTATE

File# 2020-00014179  
Kyla Sylvester - Circuit Clerk

*[Signature]*



**NOTICE OF PUBLIC HEARING BEFORE  
THE FARMINGTON PLANNING COMMISSION  
ON AN APPLICATION TO REZONE PROPERTY**

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

Location: Properties lying on the east side of HWY 170 just south of the W Rainsong St intersection on parcel 760-03023-001.

Owned by:     McDonald Building Group  
                  671 Oxford Bend Rd  
                  Fayetteville, AR 72703

NOTICE IS HEREBY GIVEN THAT an application has been filed for REZONING of parcel 760-03023-001 from A-1 to R-1.

A public hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main St. on September 27<sup>th</sup>, 2021 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 view on this matter by letter. All persons interested in this request are invited to call the City Business Manager at City Hall, 354 W. Main, 479-267-3865.

This meeting may be held virtually. Please check the City of Farmington's website and Facebook page for details regarding the virtual meeting.

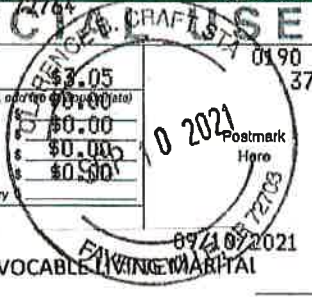
7020 1290 0000 7924 1237

# 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  
FARMINGTON, AR 72730

Certified Mail Fee	\$3.75
Postage	\$0.58
Extra Services & Fees (check box, add fee amount)	\$7.38
<input type="checkbox"/> Return Receipt (hardcopy)	\$3.05
<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



COSBY FAMILY REVOCABLE TRUST  
1660 WINDSOR AVE  
SPRINGDALE, AR 72764

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

7020 1290 0000 7924 1220

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

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

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FARMINGTON, AR 72730

Certified Mail Fee	\$3.75
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Extra Services & Fees (check box, add fee amount)	\$7.30
<input type="checkbox"/> Return Receipt (hardcopy)	\$3.05
<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



BENISH, KEITH M & MICHELLE L  
11950 W ERVAN BEERS RD  
FARMINGTON, AR 72730-9732

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

7020 1290 0000 7924 1213

# 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  
FARMINGTON, AR 72730

Certified Mail Fee	\$3.75
Postage	\$0.58
Extra Services & Fees (check box, add fee amount)	\$7.38
<input type="checkbox"/> Return Receipt (hardcopy)	\$3.05
<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



DAVIS, MARTHA  
12584 N HWY 170  
FARMINGTON, AR 72730

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

7020 1290 0000 7924 1206

# 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  
FARMINGTON, AR 72730

Certified Mail Fee	\$3.75
Postage	\$0.58
Extra Services & Fees (check box, add fee amount)	\$7.38
<input type="checkbox"/> Return Receipt (hardcopy)	\$3.05
<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



GARNER FAMILY TRUST BOBBY R & PEGG  
GARNER  
PO BOX 1303  
FARMINGTON, AR 72730-1303

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



# CITY OF FARMINGTON

354 W Main ST, Farmington, AR 72730

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TRANSACTION #	10231576-4386
DATE	08/24/2021 10:23 AM
RESULT	APPROVED
TRANSACTION METHOD	CASH
TRANSACTION TYPE	SALE
REFERENCE NUMBER	CK #21312 APPLICATION FEE CHECK FRO MCDONALD REZONE

---

1 × Development Fee	\$25.00
Subtotal	\$25.00

---

TOTAL (USD)	<b>\$25.00</b>
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Receipt sent via SwipeSimple, powered by CardFlight

© CardFlight, Inc. 2021



**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: 12/23/2019

Date of grading permit: 6/30/2020

Date of final infrastructure inspection: IN PROGRESS

Engineering Fees Paid yes no

Development site address or location: Grace Ln 760-01911-902

**GENERAL INFORMATION:**

Primary Contact Person: JASON YOUNG

Business Name: BATES & ASSOCIATES, INC.

Address: 7230 S. PLEASANT RIDGE DRIVE

City: FAYETTEVILLE State AR Zip Code 72704

Phone: 479-442-9350 Email: JASON@BATESNWA.COM

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

Name: MARK MARQUESS

Business Name: RIVERWOOD HOMES, LLC

City of Farmington  
Application and Checklist  
Preliminary Plat

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

Applicant: Riggins Commercial Construction Day Phone: c/o representative  
 Address: c/o representative Fax: \_\_\_\_\_  
 Representative: Blake Murray Day Phone: 479-318-7248  
 Address: 1207 S Old Missouri Rd Fax: \_\_\_\_\_  
Springdale, AR 72765  
 Property Owner: Same as applicant Day Phone: \_\_\_\_\_  
 Address: \_\_\_\_\_ Fax: \_\_\_\_\_

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

Fee: A non-refundable review fee of **\$2,000** is required at the time the application is accepted. *In the event engineering review fees and costs exceed \$2,000, the owners and/or developers shall reimburse the City of Farmington for all additional expenses incurred prior to review by the Farmington Planning Commission. In the event the Farmington Planning Commission requires modifications to the subdivision plat and additional engineering fees and costs are incurred, the owners and/or developers shall reimburse the City of Farmington before the plat is resubmitted to the Farmington Planning Commission.*

For office use only:

Fee paid \$	Date	Receipt #

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

Property Description  
 Site Address -- 760-03107-000  
 Current Zoning -- R-1  
 Attach legal description

Financial Interests

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

Riggins Commercial Construction

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

 \_\_\_\_\_ Date \_\_\_\_\_  
 Applicant Signature

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

 \_\_\_\_\_ Date \_\_\_\_\_  
 Owner/Agent Signature

## 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.	✓		
2. Payment of application fee.	✓		
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.	✓		
4. Fifteen (15) copies of the site plan folded to a size of no greater than 10" X 10 ½ ".	✓		
5. List of adjacent property owners and copy of notification letter sent. *		✓	Will be done at the appropriate time.
6. White receipts from post office and green cards from registered letters (at least 7 days prior to the meeting).		✓	Will be done at the appropriate time.
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).		✓	Will be done at the appropriate time.
<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.	✓		
2. Names, addresses and property lines and zoning of all property owners adjacent to the exterior boundaries of the project including across streets and rights of way shall be located at the general location of their property.*	✓		
3. North arrow, graphic scale, acreage, date of preparation, zoning classification and proposed use.	✓		
4. Complete and accurate legend.	✓		
5. Title block located in the lower right hand corner indicating the name and type of project, scale, firm or individual preparing drawings, date and revision.	✓		
6. Note regarding wetlands determination, if any. Note if Army Corps of Engineers determination is in progress.	✓		
7. Written legal description. (If the project is in more than one tract the legal for each individual tract must be provided.)	✓		
8. P.O.B. from a permanent well-defined reference point, P.O.B. must be clearly labeled.	✓		
9. 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.	✓		
10. Status of regulatory permits:			
a. NPDES Storm water Permit			Soon to be submitted.
b. 404 Permit			N/A
c. Other			N/A
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	✓		

abutment, etc.			
12. Spot elevations at grade breaks along the flow line of drainage swales.	✓		
13. A general vicinity map of the project at a scale of 1" = 2000'	✓		
14. The location of all existing structures. Dimensions of buildings and setbacks from the building to property lines.	✓		
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.	✓		
16. Existing topographic information with source of the information noted. Show:	✓		
a. Two foot contour for ground slope between level and ten percent.			
b. Four foot contour interval for ground slope exceeding 10%.			
17. Preliminary grading plan.			
<b>Existing Utilities and Drainage Improvements (Copy of the <u>Drainage Criteria Manual</u> 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.	✓		
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.	✓		
<b>Proposed Utilities</b>			
1. Regarding all proposed storm sewer structures and drainage structures:			
a. Provide structure location and types.	✓		
b. Provide pipe types and sizes.	✓		
2. Regarding all proposed sanitary sewer systems			
a. Provide pipe locations, sizes and types.	✓		
b. Manhole locations.	✓		
3. Note the occurrence of any previous sanitary sewer overflow problems on-site or in the proximity of the site		✓	No issues known
4. If a septic system is to be utilized, note that on the plat. Show the location and test data for all percolation tests.		✓	n/a
5. Regarding all proposed water systems on or near the site:			
a. Provide pipe locations, sizes and types.	✓		
b. Note the static pressure and flow of the nearest hydrant.	✓		
c. Show the location of proposed fire hydrants, meters, valves, backflow preventers and related appurtenances.	✓		
6. All proposed underground or surface utility lines if determined: (this category includes but is not limited to telephone, electrical, natural gas and cable.)			
a. Locations of all related structures.	✓		
b. Locations of all lines above and below ground.	✓		
c. A note shall be placed where streets will be placed under the existing overhead facilities and the	✓		

approximate change in the grade for the proposed street.	✓		
7. The width, approximate locations and purposes of all proposed easements or rights-of-way for utilities, drainage, sewers, flood control, ingress/egress or other public purposes within and adjacent to the project.	✓		
<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.	✓		
2. A layout of adjoining property sufficient detail to show the affect of proposed and existing streets (including those on the master street plan), adjoining lots and off-site easements. This information can be obtained from the Master Street Plan.	✓		
3. The location of all existing and proposed street lights (at every intersection, cul-de-sac and every 300 feet, and associated easements to serve each light.)	✓		
<b>Site Specific Information</b>			
1. Provide a note describing any off site improvements.		✓	n/a
2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project.		✓	n/a
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.)		✓	n/a
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.)		✓	n/a
5. The boundaries, acreage and use of existing and proposed public area in and adjacent to the project. If land is to be offered for dedication for park and recreation purposes it shall be designated.	✓		
6. For large scale residential development, indicate the use and list in a table the number of units and bedrooms.		✓	n/a
7. For non-residential use, indicate the gross floor area and if for multiple uses, the floor area devoted to each type of use. (Large Scale Developments only.)		✓	n/a
8. The location and size of existing and proposed signs, if any.		✓	None Known
9. Location and width of curb cuts and driveways. Dimension all driveways and curb cuts from side property line and surrounding intersections.	✓		
10. Location, size, surfacing, landscaping and arrangement of parking and loading areas. Indicate pattern of traffic flow; include a table showing required, provided and handicapped accessible parking spaces. (Large Scale Developments only.)		✓	n/a
11. Location of buffer strips, fences or screen walls, where required (check the zoning ordinance).		✓	n/a
12. Location of existing and proposed sidewalks.	✓		
13. Finished floor elevation of existing and proposed structures.	✓		
14. Indicate location and type of garbage service (Large Scale		✓	n/a



Developments only.) Dimension turnaround area at dumpster location.	✓		
15. A description of commonly held areas, if applicable.	✓	✓	
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.		✓	n/a
20. Preliminary drainage plan as required by the consulting engineer.	✓		

*\*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.*

August 24, 2021

City of Farmington  
354 W. Main St.  
Farmington, AR 72730

RE: Overall Narrative  
Wagon Wheel West Subdivision

To Whom it May Concern,

Please let this letter serve as a narrative to accompany the first submittal for Wagon Wheel West Subdivision. The proposed subdivision is located along the north side of Clyde Carnes Road, approximately 4000 linear feet east of Highway 62. The parcel number is 760-03107-000, which is owned by Riggins Commercial Construction & Development. The project area is approximately 40.22 acres and consists primarily of pasture land. The existing site is zoned R-1 and no change in zoning is proposed. The existing zoning allows for single family residential developments with lot sizes 10,000 square feet or greater. The proposed development meets these criterion, and will have a density of approximately 3 units per acre with a detention pond in the southern section along Clyde Carnes .

#### Utilities

The site currently has water, with Washington Water Authority having an existing water main along the north side of Clyde Carnes. The site currently does not have sewer available to it, but it will have access to a lift station currently being constructed with the Wagon Wheel Crossing Subdivision directly to the east of this development. This lift station pumps the water to the northeast and connects to an existing manhole at Farmington High School. This gravity system eventually discharges to lift station number 12, which it is believed to have adequate capacity for the development. This lift station then pumps the sewer to West Side Wastewater Treatment Plant, which also has adequate capacity for the proposed development. Previous discussions with City of Fayetteville personnel included the development of this property and they see no issues with the proposed development. Capacity in that lift station, assuming Wagon Wheel Crossing Subdivision northern phase. This capacity would be replaced by this subdivision, instead.

**Phasing**

There is currently no phasing proposed for this development.

**Traffic**

There are no known traffic issues along Clyde Carnes, and it is not anticipated that this development will have a substantial impact on existing street infrastructure. Clyde Carnes will be improved to Master Street Plan criteria as a Collector.

This submittal includes the following items:

- Preliminary Plat Application
- Preliminary Plat Plans (Digital)
- Preliminary Drainage Report (Digital)
- \$2000 Submittal Fee
- Dropbox containing all materials

Please let me know if I can answer any questions.

Sincerely,



Blake Murray, P.E., CFM  
Project Engineer

**NOTICE OF PUBLIC HEARING**

A petition for Preliminary Plat 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 Preliminary Plat 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 PRELIMINARY PLAT**

**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 PRELIMINARY PLAT of the above property .

A public hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main St. on \_\_\_\_\_ 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.

October 12, 2021

City of Farmington  
354 W. Main St.  
Farmington, AR 72730

RE: Second Submittal Narrative  
Wagon Wheel West Subdivision

To Whom it May Concern,

Please let this letter serve as a narrative to accompany the Second submittal for Wagon Wheel West Subdivision. The proposed subdivision is located along the north side of Clyde Carnes Road, approximately 4000 linear feet east of Highway 62. The parcel number is 760-03107-000, which is owned by Riggins Commercial Construction & Development. The project area is approximately 40.22 acres and consists primarily of pasture land. The existing site is zoned R-1 and no change in zoning is proposed. The existing zoning allows for single family residential developments with lot sizes 10,000 square feet or greater. The proposed development meets these criterion, and will have a density of approximately 3 units per acre with a detention pond in the southern section along Clyde Carnes .

#### Utilities

The site currently has water, with Washington Water Authority having an existing water main along the north side of Clyde Carnes. The site currently does not have sewer available to it, but it will have access to a lift station currently being constructed with the Wagon Wheel Crossing Subdivision directly to the east of this development. This lift station pumps the water to the northeast and connects to an existing manhole at Farmington High School. This gravity system eventually discharges to lift station number 12, which it is believed to have adequate capacity for the development. This lift station then pumps the sewer to West Side Wastewater Treatment Plant, which also has adequate capacity for the proposed development. Previous discussions with City of Fayetteville personnel included the development of this property and they see no issues with the proposed development. A sewer capacity report was submitted to Fayetteville Water and Sewer Department and that report included the possible development of this property.



**CERTIFICATE OF MAILING**

*I hereby certify that a true and correct copy of the attached written notice was placed in the U.S. mail, first-class, postage prepaid this 18 day of October, 2021, and addressed as follows:*

Name: TWIN FALLS PROPERTY OWNERS ASSOC. INC  
Street: PO BOX 596  
City, State, Zip: FARMINGTON, AR 72730

Name: NEAL & SARA CHILCUTT  
Street: 484 WILDCREST DR.  
City, State, Zip: FARMINGTON, AR 72730

Name: TIMOTHY & LEEANNE YOPP  
Street: 349 W. ORCHARD CREEK DR.  
City, State, Zip: FARMINGTON, AR 72730

Name: EMILY FRANK  
Street: 363 W. ORCHARD CREEK DR.  
City, State, Zip: FARMINGTON, AR 72730

Name: PRESTON & LE ANN LA FERNEY  
Street: 375 W. ORCHARD CREEK DR.  
City, State, Zip: FARMINGTON, AR 72730

Name: JACKIE & MARY THOMPSON  
Street: 387 W. ORCHARD CREEK DR.  
City, State, Zip: FARMINGTON, AR 72730

Name: STEVE A & SUSAN I WING  
Street: 399 W. ORCHARD CREEK DR.  
City, State, Zip: FARMINGTON, AR 72730

Name: LANDMARC CUSTOM HOMES, LLC  
Street: 1224 S. MAESTRI RD.  
City, State, Zip: SPRINGDALE, AR 72762

Name: ADAY, DANIEL  
Street: 412 CABALLO ST.  
City, State, Zip: FARMINGTON, AR 72730




Name: CAMPBELL, BOBBY ALBERT; SHACKELFORD, MARILYN SUE  
Street: 86 S. HOLLAND DR.  
City, State, Zip: FARMINGTON, AR 72730

Name: AVANCE, JEREMY & CAREY  
Street: 11815 CLYDE CARNES RD.  
City, State, Zip: FARMINGTON, AR 72730

Name: GARY STEVEN & FLORNCE ELAINE CHAUDOIN  
Street: 11973 CLYDE CARNES RD.  
City, State, Zip: FARMINGTON, AR 72730

Name: COURTNEY & GARRETT DAVIS  
Street: 363 W. ORCHARD CREEK DR.  
City, State, Zip: FARMINGTON, AR 72730

Preston Locher  
(name of person completing the mailing)

  
(signature of person completing the mailing)

City File No. /Name: Wagon Wheel West

## NOTICE OF PUBLIC HEARING

To all owners of land lying adjacent to the property at: Washington County Parcel 760-03107-000

A petition for preliminary plat for the property described below has been filed with the City of Farmington on the 12<sup>th</sup> day of October 2021.

### LEGAL DESCRIPTION:

THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP SIXTEEN (16) NORTH, RANGE THIRTY-ONE (31) WEST OF THE FIFTH PRINCIPAL MERIDIAN, FARMINGTON, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 34, SAID POINT BEING A FOUND IRON PIN WITH CAP "PLS 1156"; THENCE ALONG THE WEST LINE OF SAID SW 1/4 OF THE NE 1/4, N02°09'53"E A DISTANCE OF 1323.91 FEET TO THE NORTHWEST CORNER OF SAID SW 1/4 OF THE NE 1/4 AND A SET IRON PIN WITH CAP "PLS 1156"; THENCE LEAVING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID SW 1/4 OF THE NE 1/4, S87°50'01"E A DISTANCE OF 1322.70 FEET TO THE NORTHEAST CORNER OF SAID SW 1/4 OF THE NE 1/4 AND A SET IRON PIN WITH CAP "PLS 1156"; THENCE LEAVING SAID NORTH LINE AND ALONG THE EAST LINE OF SAID SW 1/4 OF THE NE 1/4, S02°10'03"W A DISTANCE OF 1324.94 FEET TO THE SOUTHWEST CORNER OF SAID SW 1/4 OF THE NE 1/4 AND A FOUND IRON PIN WITH CAP "PLS 1156"; THENCE LEAVING SAID EAST LINE AND ALONG THE SOUTH LINE OF SAID SW 1/4 OF THE NE 1/4, N87°47'21"W A DISTANCE OF 1322.64 FEET TO THE POINT OF BEGINNING, CONTAINING 40.22 ACRES, MORE OR LESS, AND SUBJECT TO THE RIGHT OF WAY OF CLYDE CARNES ROAD ALONG THE SOUTH SIDE THEREOF, AND ALL RIGHTS OF WAY, EASEMENTS OR RESTRICTIVE COVENANTS OF RECORD OR FACT.

### LAYMAN'S DESCRIPTION:

The 40.22 acres is located on the north side of Clyde Carnes Road approximately 2000 feet east of the intersection of Clyde Carnes Road and Jim Brooks Road.

A public hearing to consider this Preliminary Plat will be held on the 25<sup>th</sup> day of October, 2021, at six O'clock p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. The meeting will be held in person with limited capacity as well as virtually through zoom. All interested persons are invited to attend.



7276 0002 3173 9835

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Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage  
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Total Postage at  
 \$ \_\_\_\_\_

Sent To  
**EMILY FRANK**  
**363 W. ORCHARD CREEK DR.**  
**FARMINGTON, AR 72730**

Street and Apt. N  
 \_\_\_\_\_

City, State, ZIP+4  
 \_\_\_\_\_

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

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Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage  
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Total Postage at  
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Sent To  
**AVANCE, JEREMY & CAREY**  
**11815 CLYDE CARNES RD.**  
**FARMINGTON, AR 72730**

Street and Apt. N  
 \_\_\_\_\_

City, State, ZIP+4  
 \_\_\_\_\_

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

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Total Postage at  
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Sent To  
**LANDMARC CUSTOM HOMES, LLC**  
**1224 S. MAESTRI RD.**  
**SPRINGDALE, AR 72762**

Street and Apt. N  
 \_\_\_\_\_

City, State, ZIP+4  
 \_\_\_\_\_

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

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Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage  
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Total Postage at  
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Sent To  
**CHAUDOIN FAMILY TRUST**  
**GARY STEVEN &**  
**FLORENCE ELAINE CHAUDOIN**  
**11973 CLYDE CARNES RD**  
**FARMINGTON, AR 727301**

Street and Apt. N  
 \_\_\_\_\_

City, State, ZIP+4  
 \_\_\_\_\_

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

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Return Receipt (electronic) \$ \_\_\_\_\_

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Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage  
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Total Postage at  
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Sent To  
**TIMOTHY & LEEANNE YOPP**  
**349 W. ORCHARD CREEK DR.**  
**FARMINGTON, AR 72730**

Street and Apt. N  
 \_\_\_\_\_

City, State, ZIP+4  
 \_\_\_\_\_

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

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Sent To  
**TWIN FALLS PROPERTY OWNERS ASSOC. INC**  
**PO BOX 596**  
**FARMINGTON, AR 72730**

Street and Apt.  
 \_\_\_\_\_

City, State, ZIP  
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- Adult Signature Restricted Delivery \$

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Postage

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Total Postage and

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Street and Apt. No.

City, State, ZIP+4

**JACKIE & MARY THOMPSON  
387 W. ORCHARD CREEK DR.  
FARMINGTON, AR 72730**

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7020 0640 0002 3373 9804



# CITY OF FARMINGTON

354 W Main ST, Farmington, AR 72730

---

TRANSACTION #	10913384-0193
DATE	08/24/2021 12:53 PM
RESULT	APPROVED
TRANSACTION METHOD	CASH
TRANSACTION TYPE	SALE
REFERENCE NUMBER	CK #1012 WAGON WHEEL PRELIMINARY PLAT

---

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

---

TOTAL (USD)	<b>\$2,000.00</b>
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Receipt sent via SwipeSimple, powered by CardFlight

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

Applicant: Riggins Commercial Construction

Date: September 7, 2021

Project Name: Wagon Wheel West Subdivision – Preliminary Plat

Engineer/Architect: Engineering Services, Inc.

---

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

---

Representing: City of Farmington

Name: Christopher B. Brackett, P. E.

1. Note that the instructions above say that the technical plat comments must be addressed prior to re-submission, and that a narrative for each comment must also be submitted along with the revised plat.
2. Correct the notes on the cover.
3. Add Street Lights at 300' spacing to the plat. **Notes have been corrected.**
4. Add concrete trickle channels to the detention pond from the inlets to the outlet. **Trickle channel has been added.**
5. The sidewalk along Clyde Carnes does not connect to the existing sidewalk shown to the west or east. **Sidewalks have been modified to connect to existing sidewalks.**
6. Provide turning movements for a fire truck determined by the Fire Chief for all three movements through the traffic circle from the south. This traffic circle must be accepted by the Farmington Fire Chief. **exhibit showing truck turning has been provided.**
7. Drainage Report:
  - a. The Tc calculations include Shallow Concentrated Flow in area that has obvious channels. Update the calculations with Channel Flow for these areas. **TOC's updated.**
  - b. The drainage map shows Pipe Flow for A1 but the calculations do not include Pipe Flow. **TOC's updated.**
  - c. The Tc for Area A2 extends beyond the area show at the ~~unstream side~~ Please explain the 773' and 839' of Shallow Flow for this area. **TOC's updated.**
  - d. There is 431.71 acres for the Predevelopment Area but only 424.21 acres for the Post Development. There appears to be a large area on the western side that is in the Pre but not the Post. **Areas have been updated.**

39' Fire Truck

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

Applicant: Engineering Services

Date: 9/7/2021

Project Name: Wagon Wheel West Subdivision

Engineer/Architect: ESI

---

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.
2. The revised plan must be submitted by next Tuesday, 14<sup>th</sup> by noon. The City requires 15 copies for planning commission. The Planning Commission needs only a site plan and a landscape plan. Plans must be folded with all sheets included in one set.
5. A revised copy of the plan and drainage plan should be delivered directly to Chris Brackett at his office. **This will be provided.**
6. Planning Commission meeting will be **Monday, September 27, 2021 at 6:00 pm**. We are allowing a limited number of people in the meeting room; we will also provide information for virtual meetings. A link for the meeting will be sent out closer to the date. Please watch our Facebook page and website for details.
7. An advertisement regarding the development should be in the paper no later than 15 days prior to the planning commission meeting. Proof of publication must be provided when it is available. The Democrat Gazette only publishes legal notices on Sunday and the Washington County Enterprise Leader is published on Wednesday. Please add a note on your publication and letters that the meeting is in person with limited capacity or through Zoom. With this in mind, the ad must be in Sunday, September 12, 2021 to meet the deadline. **Proof of advertisement has been provided.**
8. Adjacent property owners must be notified by certified mail one week prior to the Planning Commission meeting. Please add a note on your letter that the meeting is in person with limited capacity and through Zoom. **Adjacent property owners will be notified no later than 10-18-21**



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

Applicant: Engineering Services, Inc.

Date: 9/7/2021

Project Name: Wagon Wheel West Subdivision

Engineer/Architect: ESI

---

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: Rick Brumell

---

1. Need to change sidewalk & green space dimensions from 4' sidewalk & 2' greenspace to 5' sidewalk & 6' green space.

Sidewalks and green spaces  
have been updated.

---

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

---

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

-Applicant: Engineering Services Inc.

Date: 9-7-21

Project Name: Wagon Wheel West Subdivision

Engineer/Architect: ESI (Engineering Services 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, AR  
Landscape Ordinance

Name: Judy Horne, Planning Commission  
479-267-1022 jhorne923@gmail.com

**1. XII. Dedication and Landscaping of Neighborhood Parks.**

No park land in this subdivision so the fee-in-lieu of park is 122 buildable lots X \$600 = \$73,200 to be paid to the City of Farmington parks fund.

**2. Lot 41 appears to be a rather deep detention pond. In addition to sodding the entire area, landscaping must be added around the edge of the pond. For safety, use low-growing vegetation so small children could be seen easily.**

**Landscaping will be provided with construction plans.**

**ARTICLE X. AUXILIARY LANDSCAPING/ SHIELDING/ SCREENING REQUIREMENTS**

**A. Detention Pond and Water Quality Pond Landscaping:**

- (1) Several areas around detention pond shall be provided with low shrubs or grass plants for better appearance.
- (2) Pond landscaping plants or shrubs shall be of a type and variety that prevents clogged drains.

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

---

## Chris Brackett

---

**From:** Leann Tolleson <leanntolleson@cityoffarmington-ar.gov>  
**Sent:** Tuesday, September 7, 2021 7:52 AM  
**To:** Chris Brackett  
**Subject:** FW: Farmington Tech Plat Review 9-7-2021

We received these last week, I forwarded them to Melissa. I will make sure to start forwarding them to you as well when I receive them.

Thank you,

*LeAnn Tolleson*  
City Administrative Assistant  
354 W Main Street  
Farmington, AR 72730  
479-267-3865



**From:** Boccaccio, Joshua [mailto:jboccaccio@fayetteville-ar.gov]  
**Sent:** Thursday, September 2, 2021 5:19 PM  
**To:** Leann Tolleson  
**Subject:** RE: Farmington Tech Plat Review 9-7-2021

Hi LeAnn,

Please see below for comments from COF Engineering on Wagon Wheel West PPL:

1. Project must submit for a grading/utility permit with the City of Fayetteville.
2. Plan and profiles of the sanitary sewer main will be reviewed at the time of grading permit submittal.
  - a. Sewer is under COF jurisdiction. Water is not.
3. Verification of lift station and force main capacity should be provided.
4. City of Fayetteville Water and Sewer Specifications dated 2017 will be minimum standards for sewer installation and design.

All City of Fayetteville comments will be addressed prior to submitting for grading permit.

Thank you,

Josh Boccaccio, E.I.  
Staff Engineer  
Engineering Division  
City of Fayetteville, Arkansas  
[jboccaccio@fayetteville-ar.gov](mailto:jboccaccio@fayetteville-ar.gov)  
479.718.7623  
[www.fayetteville-ar.gov](http://www.fayetteville-ar.gov)



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



Date: 9/7/2021

William Hellard

Fire Chief

Farmington Fire Department

372 W Main St. Farmington, AR, 72730

Subject: Wagon Wheel Subdivision

**Round about**

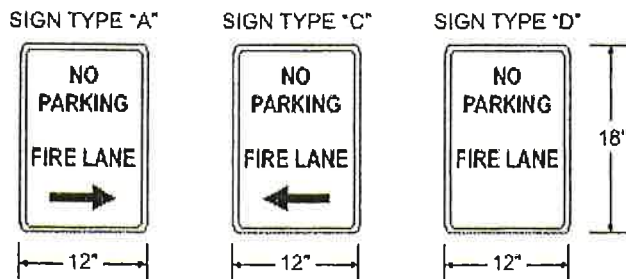
Roundabouts should have a mountable surface. **Entire roundabout is paved and mountable.**

**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).



**Fire stripping and signage will be provided with construction plans.**

**C105.1 Hydrant Spacing**

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 adjacent to a building are within the distances listed in Table C105.1.

**Hydrants spaced no more than 500'**



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



**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

## Chris Brackett

---

**From:** Zak Johnston <zakj@washingtonwater.org>  
**Sent:** Thursday, September 2, 2021 4:51 PM  
**To:** melissamccarville@cityoffarmington-ar.gov; Chris Brackett  
**Cc:** Josh Moore  
**Subject:** Farmington Tech Plat - September 8 2021  
**Attachments:** FINAL ACCEPTANCE OF CONSTRUCTED WATER FACILITIES CHECKLIST.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Melissa,

I'm out of the office next week, but I wanted to get you commentary for the review:

The Grove at Engles Mills P2 – Need to complete/submit all items identified in the standard WWA Project Closeout Checklist. Attached for reference.

Wagon Wheel West – Preliminary Plat generally adheres to commentary provided at the presubmittal meeting. Please submit construction plans for approval once approved by Farmington Planning Commission.

Thanks,

**Zak Johnston, P.E.** / Staff Engineer  
3685 E. Heritage PKWY / P.O. Box 178  
Farmington, AR 72730  
Office: (479) 267.2111  
[www.washingtonwater.org](http://www.washingtonwater.org)



## Leann Tolleson

---

**From:** Boccaccio, Joshua <jboccaccio@fayetteville-ar.gov>  
**Sent:** Thursday, September 2, 2021 5:19 PM  
**To:** Leann Tolleson  
**Subject:** RE: Farmington Tech Plat Review 9-7-2021

He LeAnn,

Please see below for comments from COF Engineering on Wagon Wheel West PPL:

1. Project must submit for a grading/utility permit with the City of Fayetteville.
2. Plan and profiles of the sanitary sewer main will be reviewed at the time of grading permit submittal.
  - a. Sewer is under COF jurisdiction. Water is not.
3. Verification of lift station and force main capacity should be provided.
4. City of Fayetteville Water and Sewer Specifications dated 2017 will be minimum standards for sewer installation and design.

Thank you,

Josh Boccaccio, E.I.  
Staff Engineer  
Engineering Division  
City of Fayetteville, Arkansas  
[jboccaccio@fayetteville-ar.gov](mailto:jboccaccio@fayetteville-ar.gov)  
479.718.7623  
[www.fayetteville-ar.gov](http://www.fayetteville-ar.gov)



**From:** Leann Tolleson <leanntolleson@cityoffarmington-ar.gov>  
**Sent:** Friday, August 27, 2021 10:31 AM  
**To:** Boccaccio, Joshua <jboccaccio@fayetteville-ar.gov>  
**Subject:** RE: Farmington Tech Plat Review 9-7-2021

**CAUTION:** This email originated from outside of the City of Fayetteville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Just wanted to let you know we still have the utility plan here for you to pick up.

Thank you,

*LeAnn Tolleson*

City Administrative Assistant  
354 W Main Street  
Farmington, AR 72730  
479-267-3865

**Washington Water Authority**  
**A Project of the Rural Development Authority**  
PO Box 178  
12567 US Highway 62 West  
Farmington, AR 72730  
Phone (479) 267-2111  
Fax (479) 267-5945

**FINAL ACCEPTANCE OF CONSTRUCTED WATER FACILITIES CHECKLIST**

The following provides a checklist for Final Acceptance of Constructed Water Facilities by Washington Water Authority (WWA). All items must be completed and bonding instruments in place before a Letter of Final Acceptance will be issued by WWA.

Item      Description

- 1. Submittal and acceptance of AS-BUILT/RECORD DRAWINGS to the WWA Office.
  - A. The Engineer shall provide one hard copy.
  - B. The Engineer shall provide one digital copy in both .dwg and .pdf format on flash drive.
  - C. AS-BUILT/RECORD DRAWINGS shall include the minimum following information:
    - a. Horizontal Datum: NAD83 / Vertical Datum: NAVD88
    - b. Fire Hydrant; location, manufacturer, and model number
    - c. Water Valve; location, manufacturer, type, diameter
    - d. Water Fitting; location
    - e. Water Service Saddle; location
    - f. Water Test Ports; location
    - g. Tapping Sleeves; location
    - h. Steel Encasement; location of beginning and end, material, diameter
    - i. Waterpipe; location, material, diameter, pressure class
    - j. Construction Details
  - D. All sheets shall be signed by the Professional Engineer of Record registered in the State of Arkansas.
  
- 2. Final Walkthrough and completion of all deficit items.
  - A. A walkthrough of the project site shall be conducted with a WWA representative, the Contractor, and the Engineer of Record. AS-BUILTS/RECORD DRAWINGS must be submitted before scheduling the walkthrough.
  - B. Any items found to be deficit according to the projects Standard Specifications must be corrected and re-inspected by all three parties.
  
- 3. Completion of all necessary testing in accordance with the Arkansas Department of Health.
  
- 4. Submittal of Construction Cost Certification of water improvements by the Engineer of Record.
  
- 5. Submittal of Maintenance Bond for an amount equal to 50% of the construction cost, based on the Construction Cost Certification by the Engineer of Record. The Maintenance Bond shall be for a period of not less than one year and shall cover all defects in materials and workmanship.



- 6. Submittal of Certificate of Construction Completion by the Engineer of Record, stating that the project was constructed in accordance with engineering plans and specifications as approved by the Arkansas Department of Health. The Certificate shall be signed and sealed.
- 7. Submittal of an affidavit from the Owner or Developer that all materials, supplies and labor bills have been paid in full.
- 8. Payment of all applicable fees for the project, including a meter fee and depletion fee for each meter service. METER FEE = \$275  
DEPLETION FEE = \$500

\*\*\*NOTE: WWA will perform an inspection of the project before the expiration of the Maintenance Bond. Any deficiencies found will be forward to the Engineer of Record and are expected to be completed within a timely manner. If the corrections are not made, a claim will be filed with the bonding company. Once all deficiencies are corrected, WWA will issue full acceptance of the project for maintenance.

Should you have any questions during the close-out process, feel free to contact our office at your convenience.

**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: Farmington School District Day Phone: 479-266-1800  
 Address: 42 S Double Springs Rd Fax: 479-267-6030  
 Representative: Bates and Associates, Inc. Day Phone: 479-442-9350  
 Address: 7230 S Pleasant Ridge Dr. Fax: 479-521-9350  
Fayetteville, AR 72704  
 Property Owner: Farmington School District Day Phone: same as applicant  
 Address: Same as applicant Fax: same as applicant

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 -- 42 South Double Springs Rd, Farmington, AR 72730  
 Current Zoning -- R-1  
 Attach legal description Attached

**Financial Interests**

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

Farmington School District

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

 Date 9-24-21  
 Applicant Signature

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

 Date 9-24-21  
 Owner/Agent Signature

### 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.	✓		
2. Payment of application fee.	✓		
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.	✓		
4. Fifteen (15) copies of the site plan folded to a size of no greater than 10" X 10 ½".	✓		
5. List of adjacent property owners and copy of notification letter sent. *			will send copy once notices are sent
6. White receipts from post office and green cards from registered letters (at least 7 days prior to the meeting).			will send copy once notices are sent
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).			will send copy once notification is published
<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.	✓		
2. Names, addresses and property lines and zoning of all property owners adjacent to the exterior boundaries of the project including across streets and rights of way shall be located at the general location of their property.*	✓		
3. North arrow, graphic scale, acreage, date of preparation, zoning classification and proposed use.	✓		
4. Complete and accurate legend.	✓		
5. Title block located in the lower right hand corner indicating the name and type of project, scale, firm or individual preparing drawings, date and revision.	✓		
6. Note regarding wetlands determination, if any. Note if Army Corps of Engineers determination is in progress.	✓		
7. Written legal description. (If the project is in more than one tract the legal for each individual tract must be provided.)	✓		
8. P.O.B. from a permanent well-defined reference point, P.O.B. must be clearly labeled.	✓		
9. 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.	✓		
10. Status of regulatory permits:		✓	not near water body
a. NPDES Storm water Permit			
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	✓		

abutment, etc.			
12. Spot elevations at grade breaks along the flow line of drainage swales.	✓		
13. A general vicinity map of the project at a scale of 1" = 2000'	✓		
14. The location of all existing structures. Dimensions of buildings and setbacks from the building to property lines.	✓		
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.	✓		
16. Existing topographic information with source of the information noted. Show:	✓		
a. Two foot contour for ground slope between level and ten percent.	✓		
b. Four foot contour interval for ground slope exceeding 10%.	✓		
17. Preliminary grading plan.			
<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.	✓		
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.	✓		
<b>Proposed Utilities</b>			
1. Regarding all proposed storm sewer structures and drainage structures:	✓		
a. Provide structure location and types.			
b. Provide pipe types and sizes.			
2. Regarding all proposed sanitary sewer systems	✓		
a. Provide pipe locations, sizes and types.			
b. Manhole locations.			
3. Note the occurrence of any previous sanitary sewer overflow problems on-site or in the proximity of the site	✓		
4. If a septic system is to be utilized, note that on the plat. Show the location and test data for all percolation tests.		✓	
5. Regarding all proposed water systems on or near the site:	✓		
a. Provide pipe locations, sizes and types.	✓		
b. Note the static pressure and flow of the nearest hydrant.			waiting on info from city
c. Show the location of proposed fire hydrants, meters, valves, backflow preventers and related appurtenances.	✓		
6. All proposed underground or surface utility lines if determined: (this category includes but is not limited to telephone, electrical, natural gas and cable.)	✓		
a. Locations of all related structures.	✓		
b. Locations of all lines above and below ground.	✓		
c. A note shall be placed where streets will be placed under the existing overhead facilities and the	✓		

approximate change in the grade for the proposed street.			
7. The width, approximate locations and purposes of all proposed easements or rights-of-way for utilities, drainage, sewers, flood control, ingress/egress or other public purposes within and adjacent to the project.	✓		
<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.	✓		
2. A layout of adjoining property sufficient detail to show the affect of proposed and existing streets (including those on the master street plan), adjoining lots and off-site easements. This information can be obtained from the Master Street Plan.	✓		
3. The location of all existing and proposed street lights (at every intersection, cul-de-sac and every 300 feet, and associated easements to serve each light.)	✓		none proposed
<b>Site Specific Information</b>			
1. Provide a note describing any off site improvements.			none proposed
2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project.			none exist
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.)			none exist
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.)			none exist
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.			none proposed
6. For large scale residential development, indicate the use and list in a table the number of units and bedrooms.	✓		commercial
7. For non-residential use, indicate the gross floor area and if for multiple uses, the floor area devoted to each type of use. (Large Scale Developments only.)	✓		
8. The location and size of existing and proposed signs, if any.			none proposed
9. Location and width of curb cuts and driveways. Dimension all driveways and curb cuts from side property line and surrounding intersections.			none proposed
10. Location, size, surfacing, landscaping and arrangement of parking and loading areas. Indicate pattern of traffic flow; include a table showing required, provided and handicapped accessible parking spaces. (Large Scale Developments only.)	✓		
11. Location of buffer strips, fences or screen walls, where required (check the zoning ordinance).	✓		
12. Location of existing and purposed sidewalks.	✓		
13. Finished floor elevation of existing and purposed structures.	✓		
14. Indicate location and type of garbage service (Large Scale			no new service proposed

Developments only.) Dimension turnaround area at dumpster location.			none proposed
15. A description of commonly held areas, if applicable.			none proposed
16. Draft of covenants, conditions and restrictions, if any.			none proposed
17. Draft POA agreements, if any.			none proposed
18. A written description of requested variances and waivers from any city requirements.			none proposed
19. Show required building setbacks for large scale developments. Provide a note on the plat of the current setback requirements for the subdivision. A variance is necessary from the Board of Adjustment for proposed setbacks less than those set forth in the zoning district.	✓		
20. Preliminary drainage plan as required by the consulting engineer.	✓		

*\*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.*



**Bates &  
Associates, Inc.**  
Civil Engineering - Land Surveying - Landscape Architecture

7230 Pleasant Ridge Dr. / Fayetteville, AR 72704  
PH: 479-442-9350 \* FAX: 479-521-9350

October 6, 2021

RE: Farmington Junior High School Expansion Large Scale Development

To whom it may concern,

Bates & Associates, Inc. requests that the following notice be published in the Arkansas Democrat Gazette no later than Sunday, October 10, 2021. Please provide us with an affidavit of publication when the notice has run.

---

NOTICE OF PUBLIC MEETING

A petition for a Large Scale Development at the property as described below has been filed with the City of Farmington on the 21st day of September, 2021.

PARCEL #760-01604-000:

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS CONTAINING 10.31 ACRES, MORE OR LESS. ALSO KNOWN AS WASHINGTON COUNTY TAX PARCEL #760-01604-000, LYING ON THE NORTH SIDE OF U.S. HIGHWAY #62, LYING ON THE EAST SIDE OF SOUTH DOUBLE SPRINGS ROAD, AND LYING ON THE SOUTH SIDE OF WEST RHEAS MILL ROAD. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

LAYMAN'S DESCRIPTION:

42 SOUTH DOUBLE SPRINGS ROAD, FARMINGTON, AR 72730. (FARMINGTON PUBLIC SCHOOLS ADMINISTRATION BUILDING AND JUNIOR HIGH BUILDINGS).

The Applicant proposes an expansion to the Farmington Junior High School campus.

A public hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main St. on October 25 at 6:00 p.m. This meeting will also be held virtually via Zoom. Information for the virtual meeting will be provided on [www.cityoffarmingtonar.com](http://www.cityoffarmingtonar.com) as well as the City of Farmington Facebook page. All interested persons are invited to attend.

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.

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Sincerely,

Jason Young  
Project Manager  
**Bates & Associates, Inc.**

# NORTHWEST ARKANSAS Democrat Gazette

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

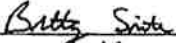
## AFFIDAVIT OF PUBLICATION

I, Brittany Smith, 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.

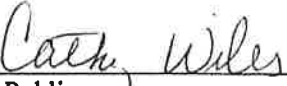
Bates & Associates  
PH City of Farmington

Was inserted in the Regular Edition on:  
October 8, 2021

Publication Charges: \$96.20

  
\_\_\_\_\_  
Brittany Smith

Subscribed and sworn to before me  
This 8 day of Oct, 2021.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires:

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

**\*\*NOTE\*\***  
Please do not pay from Affidavit.  
Invoice will be sent.

**NOTICE OF PUBLIC MEETING**  
A petition for a Large Scale Development at the property as described below has been filed with the City of Farmington on the 21st day of September, 2021.

**PARCEL #760-01604-000:**  
A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS CONTAINING 10.31 ACRES, MORE OR LESS. ALSO KNOWN AS WASHINGTON COUNTY TAX PARCEL #760-01604-000, LYING ON THE NORTH SIDE OF U.S. HIGHWAY #62, LYING ON THE EAST SIDE OF SOUTH DOUBLE SPRINGS ROAD, AND LYING ON THE SOUTH SIDE OF WEST RHEAS MILL ROAD. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD. LAYMAN'S DESCRIPTION: 42 SOUTH DOUBLE SPRINGS ROAD, FARMINGTON, AR 72730. (FARMINGTON PUBLIC SCHOOLS ADMINISTRATION BUILDING AND JUNIOR HIGH BUILDINGS). The Applicant proposes an expansion to the Farmington Junior High School campus.

A public hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main St. on October 25 at 6:00 p.m. This meeting will also be held virtually via Zoom. Information for the virtual meeting will be provided on [www.cityoffarmingtonar.com](http://www.cityoffarmingtonar.com) as well as the City of Farmington Facebook page. All interested persons are invited to attend.

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.  
75475099 Oct 8, 2021



**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.

## NOTICE OF PUBLIC HEARING

A petition for a Large Scale Development at the property as described below has been filed with the City of Farmington on the 21st day of September, 2021.

### PARCEL #760-01604-000:

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS CONTAINING 10.31 ACRES, MORE OR LESS. ALSO KNOWN AS WASHINGTON COUNTY TAX PARCEL #760-01604-000, LYING ON THE NORTH SIDE OF U.S. HIGHWAY #62, LYING ON THE EAST SIDE OF SOUTH DOUBLE SPRINGS ROAD, AND LYING ON THE SOUTH SIDE OF WEST RHEAS MILL ROAD. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

### LAYMAN'S DESCRIPTION:

42 SOUTH DOUBLE SPRINGS ROAD, FARMINGTON, AR 72730. (FARMINGTON PUBLIC SCHOOLS ADMINISTRATION BUILDING AND JUNIOR HIGH BUILDINGS).

(See vicinity map below)

A public hearing to consider this Large Scale Development will be held on the 25<sup>th</sup> day of October 2021, at six o' clock p.m. at Farmington City hall, 354 West main, Farmington, Arkansas. All interested persons are invited to attend.





**Bates &  
Associates, Inc.**

**Civil Engineering & Surveying**

7230 S. Pleasant Ridge Dr / Fayetteville, AR 72704

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

September 21, 2021

RE: Farmington Junior High Expansion – List of Adjacent Property Owners

To Whom it may concern,

Please see the attached Parcel Map and list of Adjoining Property Owners as part of the Large Scale Development Application

ADJACENT LAND OWNERS (PARCEL 760-01604-000):

1) PARCEL #001-12231-000  
FARMINGTON CEMETERY ASSOCIATION  
12748 RHEAS MILL RD  
FARMINGTON, AR 72730  
ZONED: R-1

2) PARCEL #760-01605-000  
FARMINGTON SCHOOL DISTRICT # 6  
42 S DOUBLE SPRINGS RD  
FARMINGTON, AR 72730-2506  
ZONED: R-1

3) PARCEL #760-00975-000  
CITY OF FARMINGTON  
PO BOX 150  
FARMINGTON, AR 72730  
ZONED: R-O

4) PARCEL #760-00978-000  
GIBSON FAMILY REVOCABLE TRUST JAMES DOUGLAS II & JESSICA L GIBSON  
PO BOX 1058  
FARMINGTON, AR 72730  
ZONED: C-2

5)PARCEL #760-00978-001  
ARKANSAS STATE HIGHWAY COMMISSION  
PO BOX 2261  
LITTLE ROCK, AR 72203-2261  
ZONED: ARDOT R/W

6)PARCEL #760-02345-001  
ARKANSAS STATE HIGHWAY COMMISSION  
PO BOX 2261  
LITTLE ROCK, AR 72203-2261  
ZONED: ARDOT R/W

7)PARCEL #760-02345-000  
SHARMA ENTERPRISES IN  
243 W MAIN ST  
FARMINGTON, AR 72730-2934  
ZONED: C-2

8)PARCEL #760-02346-001  
ARKANSAS STATE HIGHWAY COMMISSION  
PO BOX 2261  
LITTLE ROCK, AR 72203-2261  
ZONED: ARDOT R/W

9)PARCEL #760-02346-000  
BANK OF FAYETTEVILLE  
PO BOX 1728  
FAYETTEVILLE, AR 72702-1728  
ZONED: C-2

10)PARCEL #760-02348-000  
FARMINGTON JK LLC  
C/O HENRY KELLEY  
425 WEST CAPITOL AVE, SUITE 300  
LITTLE ROCK, AR 72201  
ZONED: C-2

11)PARCEL #760-02348-001  
ARKANSAS STATE HIGHWAY COMMISSION  
PO BOX 2261  
LITTLE ROCK, AR 72203-2261  
ZONED: ARDOT R/W

12) PARCEL #760-01614-001  
ARKANSAS STATE HIGHWAY COMMISSION  
PO BOX 2261  
LITTLE ROCK, AR 72203-2261  
ZONED: ARDOT R/W

13) PARCEL #760-01614-000  
FARMINGTON JK LLC  
C/O HENRY KELLEY  
425 WEST CAPITOL AVE, SUITE 300  
LITTLE ROCK, AR 72201  
ZONED: C-2

14) PARCEL #760-01624-000  
FARMINGTON JK LLC  
C/O HENRY KELLEY  
425 WEST CAPITOL AVE, SUITE 300  
LITTLE ROCK, AR 72201  
ZONED: C-2

15) PARCEL #760-01625-000  
ARKANSAS STATE HIGHWAY COMMISSION  
PO BOX 2261  
LITTLE ROCK, AR 72203-2261  
ZONED: ARDOT R/W

16) PARCEL #760-01632-000  
CASEY'S MARKETING COMPANY  
ONE SE CONVENIENCE BLVD  
ANKENY, IA 50021  
ZONED: C-2

17) PARCEL #760-01633-000  
ARKANSAS STATE HIGHWAY COMMISSION  
PO BOX 2261  
LITTLE ROCK, AR 72203-2261  
ZONED: ARDOT R/W

18) PARCEL #760-01606-000  
ARKANSAS STATE HIGHWAY COMMISSION  
PO BOX 2261  
LITTLE ROCK, AR 72203-2261  
ZONED: ARDOT R/W

19) PARCEL #760-01620-000  
ARKANSAS STATE HIGHWAY COMMISSION  
PO BOX 2261  
LITTLE ROCK, AR 72203-2261  
ZONED: ARDOT R/W

20) PARCEL #760-01618-002  
ARKANSAS STATE HIGHWAY COMMISSION  
PO BOX 2261  
LITTLE ROCK, AR 72203-2261  
ZONED: ARDOT R/W

21) PARCEL #760-01618-003  
CT PM LLC  
PO BOX 8483  
FAYETTEVILLE, AR 72703  
ZONED: C-2

22) PARCEL #760-01618-001  
DEESE, RONALD L II & TERESA  
PO BOX 149  
FARMINGTON, AR 72730  
ZONED: C-2

23) PARCEL #760-01641-000  
TUCK, HEATHER E  
281 W WILLOW AVE  
FARMINGTON, AR 72730-2611  
ZONED: R-1

24) PARCEL #760-01615-000  
FARMINGTON SCHOOL DISTRICT # 6  
42 S DOUBLE SPRINGS RD  
FARMINGTON, AR 72730-2506  
ZONED: R-1

25) PARCEL #760-01623-000  
SCHOOL DISTRICT #6  
275 RHEAS MILL RD  
FARMINGTON, AR 72730-2707  
ZONED: R-1

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

Little Rock, AR 72201  
Certified Mail Fee \$3.75  
Extra Services & Fees (shown box and fee):  
 Return Receipt (hardcopy) \$0.00  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00  
Postage \$0.58  
FARMINGTON OR LLC  
C/O HENRY KELLEY  
425 WEST CAPITOL AVE, SUITE 310  
LITTLE ROCK, AR 72201  
10/07/2021  
Postmark  
FAYETTEVILLE, AR 72703 US  
OCT - 7 2021

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

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

Ankeny, IA 50021  
Certified Mail Fee \$3.75  
Extra Services & Fees (shown box and fee):  
 Return Receipt (hardcopy) \$0.00  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00  
Postage \$0.58  
CASEY'S MARKETING COMPANY  
ONE SE CONVENIENCE BLVD  
ANKENY, IA 50021  
10/07/2021  
Postmark  
FAYETTEVILLE, AR 72703 US  
OCT - 7 2021

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

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

Fayetteville, AR 72703  
Certified Mail Fee \$3.75  
Extra Services & Fees (shown box and fee):  
 Return Receipt (hardcopy) \$0.00  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00  
Postage \$0.58  
CT PM LLC  
PO BOX 8483  
FAYETTEVILLE, AR 72703  
10/07/2021  
Postmark  
FAYETTEVILLE, AR 72703 US  
OCT - 7 2021

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

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

Fayetteville, AR 72702  
Certified Mail Fee \$3.75  
Extra Services & Fees (shown box and fee):  
 Return Receipt (hardcopy) \$0.00  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00  
Postage \$0.58  
BANK OF FAYETTEVILLE  
PO BOX 1728  
FAYETTEVILLE, AR 72702-1728  
10/07/2021  
Postmark  
FAYETTEVILLE, AR 72703 US  
OCT - 7 2021

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

U.S. Postal Service™  
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FARMINGTON, AR 72730-2934  
10/07/2021  
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PO BOX 2261  
LITTLE ROCK, AR 72203-2261  
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FARMINGTON SCHOOL DISTRICT  
42 S DOUBLE SPRINGS RD  
FARMINGTON, AR 72730-2508  
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DISTRICT #6  
275 RHEAS MILL RD  
FARMINGTON, AR 72730-2707  
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 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00  
Postage \$0.58  
FARMINGTON BOWLING ASSOCIATION  
12748 RHEAS MILL RD  
FARMINGTON, AR 72730  
10/07/2021  
Postmark  
FAYETTEVILLE, AR 72703 US  
OCT - 7 2021

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 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00  
Postage \$0.58  
DEESE, RONALD J & TERESA  
PO BOX 149  
FARMINGTON, AR 72730-703 US  
10/07/2021  
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FAYETTEVILLE, AR 72703 US  
OCT - 7 2021

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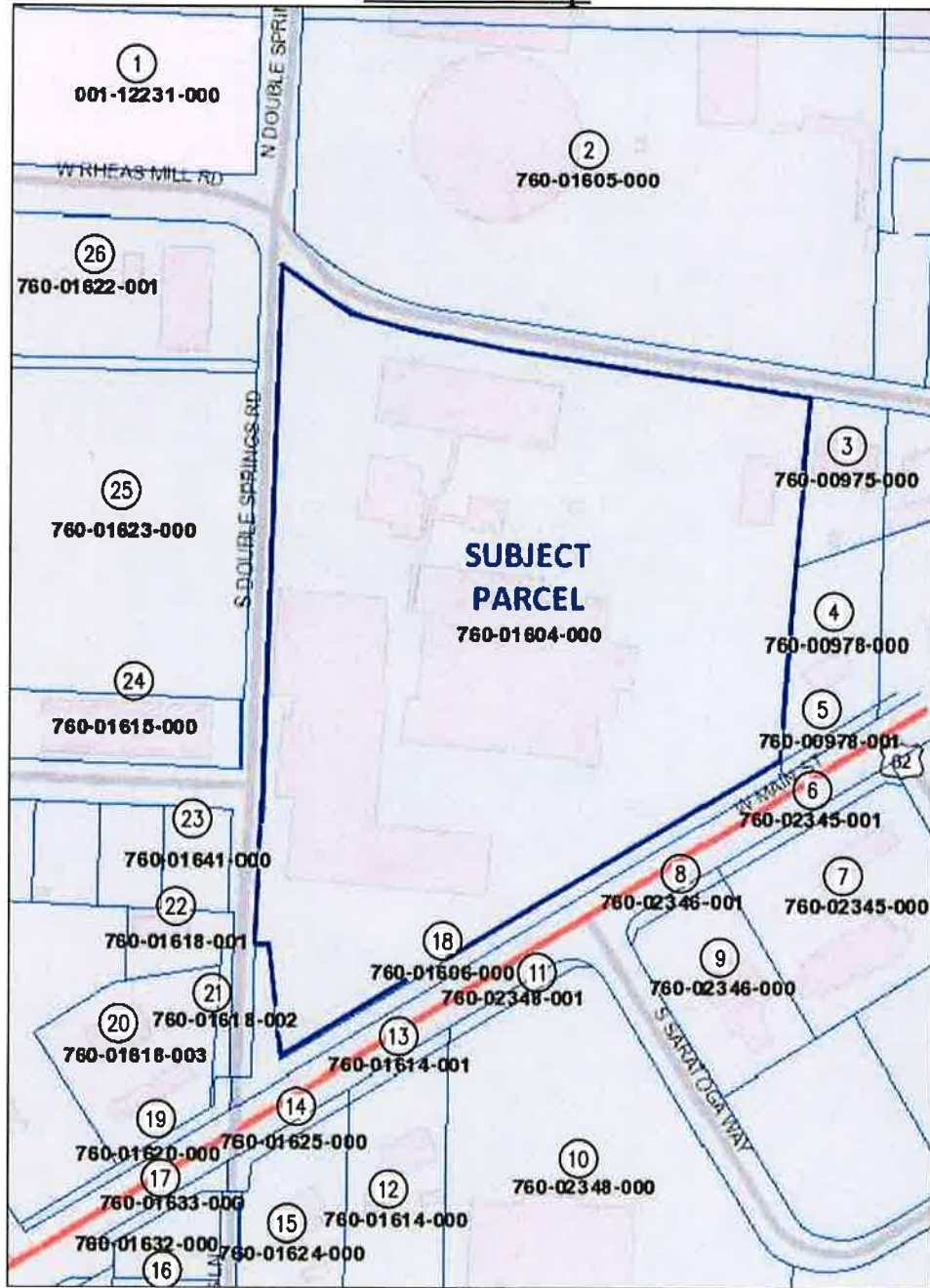
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26) PARCEL #760-01622-001  
FARMINGTON SCHOOL DISTRICT # 6  
42 S DOUBLE SPRINGS RD  
FARMINGTON, AR 72730-2506  
ZONED: R-1

### Parcel Map



## NOTICE OF PUBLIC HEARING

A petition for a Large Scale Development at the property as described below has been filed with the City of Farmington on the 21st day of September, 2021.

PARCEL #760-01604-000:

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS CONTAINING 10.31 ACRES, MORE OR LESS. ALSO KNOWN AS WASHINGTON COUNTY TAX PARCEL #760-01604-000, LYING ON THE NORTH SIDE OF U.S. HIGHWAY #62, LYING ON THE EAST SIDE OF SOUTH DOUBLE SPRINGS ROAD, AND LYING ON THE SOUTH SIDE OF WEST RHEAS MILL ROAD. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

LAYMAN'S DESCRIPTION:

42 SOUTH DOUBLE SPRINGS ROAD, FARMINGTON, AR 72730. (FARMINGTON PUBLIC SCHOOLS ADMINISTRATION BUILDING AND JUNIOR HIGH BUILDINGS).

(See vicinity map on opposite side of page)

A public hearing on said application will be held by the Farmington Planning Commission at **Farmington City Hall, 354 W. Main St.** on **October 25 at 6:00 p.m.** This meeting will also be held virtually via Zoom. Information for the virtual meeting will be provided on [www.cityoffarmingtonar.com](http://www.cityoffarmingtonar.com) as well as the City of Farmington Facebook page. All interested persons are invited to attend.

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.

# VICINITY MAP



# FARMINGTON JR HIGH SCHOOL FARMINGTON, ARKANSAS

## LARGE SCALE DEVELOPMENT PLANS

- INDEX OF DRAWINGS**
- 01 COVER SHEET
  - 02 DEMOLITION PLAN
  - 03 OVERALL SITE PLAN
  - 04 SITE + UTILITY PLAN
  - 05 GRADING + EROSION CONTROL PLAN
  - 05A STORM SEWER PROFILE
  - 06 LANDSCAPE PLAN
  - 07-08 DETAILS



VICINITY MAP  
NORTH

### GENERAL NOTES TO CONTRACTOR

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF FARMINGTON AND THE STATE OF ARKANSAS.
2. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF FARMINGTON AND THE STATE OF ARKANSAS.
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16. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF FARMINGTON AND THE STATE OF ARKANSAS.
18. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.

THE CITY OF FARMINGTON, ARKANSAS, IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS DOCUMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF FARMINGTON AND THE STATE OF ARKANSAS.



**ENGINEER'S NOTICE TO CONTRACTOR**

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF FARMINGTON AND THE STATE OF ARKANSAS. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.

**OWNERSHIP OF DOCUMENTS**

THIS DOCUMENT AND THE DESIGN AND DECISIONS INCORPORATED THEREIN ARE THE PROPERTY OF BATES & ASSOCIATES, INC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF FARMINGTON AND THE STATE OF ARKANSAS.

**SAFETY NOTICE TO CONTRACTOR**

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF FARMINGTON AND THE STATE OF ARKANSAS. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.

### CONTACT INFORMATION

PLANNING & ZONING	WATER / SEWER	GAS	ELECTRIC	WASTE	TELEPHONE
MICHAEL W. WELLS CITY OF FARMINGTON 1109 ARBOR ACRES RD FARMINGTON, AR 72701 PHONE: (479) 339-1111	JOHN GRUNDSON, P.E. FASTERVILLE, AR 72701 PHONE: (479) 444-3415	SOURCE GAS FASTERVILLE, AR 72701 PHONE: (501) 983-1011	488 SWIFCO FASTERVILLE, AR 72701 PHONE: (479) 893-2389	WASTE MANAGEMENT SYSTEMS 1109 ARBOR ACRES RD FARMINGTON, AR 72701 PHONE: (501) 443-1551	PHONE SERVICE TELEPHONE CO 129 WOOD ST FARMINGTON, AR 72701 PHONE: (479) 339-1100

**GENERAL INFORMATION**

THIS PROJECT IS THE PROPERTY OF BATES & ASSOCIATES, INC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF FARMINGTON AND THE STATE OF ARKANSAS.

**ENGINEER'S NOTICE TO CONTRACTOR**

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF FARMINGTON AND THE STATE OF ARKANSAS.



PROJECT NO.	10120
DATE	10/1/2021
PROJECT NAME	FARMINGTON JR HIGH SCHOOL
PROJECT ADDRESS	81 S WINTER ST FARMINGTON, ARKANSAS 72701
PROJECT NO.	10120
DATE	10/1/2021
PROJECT NAME	FARMINGTON JR HIGH SCHOOL
PROJECT ADDRESS	81 S WINTER ST FARMINGTON, ARKANSAS 72701

FARMINGTON JR HIGH SCHOOL  
LARGE SCALE DEVELOPMENT PLANS



DATE: 10/1/2021  
SCALE: 1/8" = 1'-0"  
DRAWN BY: J. WELLS  
CHECKED BY: J. WELLS  
PROJECT NO.: 10120



















This review sheet is required to be completed and submitted with plat documents. Failure to submit completed review sheet will result in a project being tabled.

**1 SITE PLANNING & DESCRIPTION**

**THE PROJECT KNOWNS AS**

A New Classroom Additions for Farmington JR. High

ADDRESS: 278 W Main St ST, AR  
CITY: Farmington

**CONTACT INFORMATION - REQUIRED**

NAME: \_\_\_\_\_  
COMPANY OR FIRM: \_\_\_\_\_  
CONTACT NUMBER: \_\_\_\_\_  
EMAIL: \_\_\_\_\_

SINGLE OCCUPANCY **THIS MEANS OCCUPANCY ONLY PER IBC 2012**

MIXED OCCUPANCY  SEPARATED USE  NON-SEPARATED USE

TYPE OF CONSTRUCTION: IB \_\_\_\_\_ (CHAPTER 6 IRC 2012)

HEIGHT OF BUILDING: 34'-0" \_\_\_\_\_ # OF FLOORS: 2

GROSS SQUARE FOOTAGE: 38,423

**PLANS WITH DIMENSIONS SHOWING BUILDING HEIGHT, AREA, ROOM, AREA**

**LIST BELOW THE PURPOSE/USE OF THE BUILDING OR AREA BEING REVIEWED. INCLUDE DETAILS ON THE PRODUCTS/MATERIALS BEING STORED/PACKAGED AND NOTE HOW THEY ARE BEING PACKAGED.**

Exempt/

**2 OCCUPANCY TYPE AND LOAD**

CHAPTER 2, 3 & TABLE 1004.1.2 IRC 2012

**OCCUPANCY CLASSIFICATION TYPES**

<input type="checkbox"/> J-1	<input type="checkbox"/> J-2	<input type="checkbox"/> J-3	<input type="checkbox"/> J-4	<input type="checkbox"/> J-5	<input type="checkbox"/> B	<input checked="" type="checkbox"/> E
<input type="checkbox"/> H-1	<input type="checkbox"/> H-2	<input type="checkbox"/> H-3	<input type="checkbox"/> H-4	<input type="checkbox"/> H-5	<input type="checkbox"/> R-1	<input type="checkbox"/> R-2
<input type="checkbox"/> I-1	<input type="checkbox"/> I-2	<input type="checkbox"/> I-3	<input type="checkbox"/> I-4	<input type="checkbox"/> M	<input type="checkbox"/> S-1	<input type="checkbox"/> U
<input type="checkbox"/> H-3	<input type="checkbox"/> H-4	<input type="checkbox"/> S-1	<input type="checkbox"/> S-2	<input type="checkbox"/> U		

**FOR ASSEMBLY OCCUPANCY ONLY**

LIST TOTAL OCCUPANT LOAD: 1,149

**3 FIRE APPARATUS ACCESS**

CHAPTER 5, APPENDIX D IFC 2012

Developments of single- or two-family dwellings, where the number of dwelling units exceeds 30, shall be provided with separate and approved fire apparatus access roads that meet the requirements of D107.1

**Exceptions:**

a. Where there are more than 30 dwelling units on a single public or private access way and all dwelling units are protected by approved residential sprinkler systems, access from two directions shall not be required.

b. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.

N/A Multi-family residential projects with more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.

N/A Multi-family residential projects with more than 200 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads regardless of being equipped with an approved automatic sprinkler system.

Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches, unless a greater width is required as listed herein.

The fire apparatus access road shall be designed with an approved driving surface to provide all-weather driving capabilities and capable of supporting the imposed load of a fire apparatus weighing at least 75,000 pounds and not exceed 10% in grade.

The minimum turning radius shall allow for the largest apparatus to turn onto an adjacent street without entering into on-coming traffic and without going over a curb.

Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.

The fire apparatus access road shall extend to within 150 feet of all portions of the facility and all portions of the exterior of the first story of the building as measured by an approved route around the exterior of the building or facility.

**\*\*Exception. Fire code official is authorized to increase the dimension of 150 feet where:** 1) The building is equipped throughout with a fire sprinkler system. 2) Road cannot be installed because of location on the property, topography, nonnegotiable grades or other similar conditions and an approved alternative means of fire protection is provided. 3) There are not more than two Group R-3 or Group U occupancies.

Gates securing the fire apparatus access road(s) shall comply with all of the following criteria:

- a. The minimum gate width shall be 20 feet
- b. Gates shall be of the swinging or sliding type
- c. Construction of gates shall be of materials that allow manual operation by one person
- d. Electric gates shall be equipped with a means of opening the gate by Fire Department personnel for emergency access
- e. These devices shall be approved by the fire code official
- f. Locking device specifications shall be submitted for approval by the fire code official.

**4 AERIAL APPARATUS ACCESS**

REQUIRED FOR ALL BUILDINGS IN EXCESS OF 30 FEET IN HEIGHT FROM FIRE DEPARTMENT ACCESS

Fire apparatus access roads shall have a minimum unobstructed width of 26 feet in the immediate vicinity of the building or portion of the building.

Overhead utility lines shall not be located within the aerial fire apparatus access road.

Buildings, exceeding 30 feet in height or three stories shall have at least two means of fire apparatus access for each structure

At least one of the required access routes shall be located within 15 feet and 30 feet from the building and shall be positioned parallel to one entire side of the building

Submitted required building elevations showing dimensions of building height.

**5 FIRE PROTECTION SYSTEMS**

CHAPTER 9 IBC & IFC 2012

**AUTOMATIC FIRE SPRINKLER SYSTEM**

REQUIRED PER SECTION 903

NOT REQUIRED PER SECTION 903

IF EXEMPTIONS/PRESUMPTIONS ARE USED, LIST THEM IN THE COMMENTS SECTION OF THE PERMITS APPLICATION.

**FIRE DEPARTMENT CONNECTIONS**

FIRE DEPARTMENT CONNECTION MEETS LISTED REQUIREMENTS AND IS SHOWN ON SUBMITTAL PLANS (902-SHAFT COMPY WITH SECTION 912 IFC 2012)

**FIRE DEPARTMENT CONNECTION REQUIREMENTS:**

- A. shall be a freestanding 4-inch diameter minimum steel pipe with a 5-inch Sures hose thread connection. It shall also include a 5-degree turn down and a Knox Box brand locking cap.
- B. A dedicated hydrant shall be located within 100 feet of the FDC on the same side of the street or driveway to prevent fire hose from blocking access.
- C. The FDC shall be located on the street side of the building, fully visible and recognizable from the street, and shall be located no closer than the height of the building plus 15% from the structure. In special cases, the FDC can be located at the corner of taller structures.

**6 WATER SUPPLY (FOR FIRE FIGHTING)**

CHAPTER 5, APPENDIX B & C IFC 2012

GROSS SIZE OF BUILDING IN SQUARE FEET (INCLUDE ALL OVERHANGS UNDER ROOF)

PUBLIC WATER SUPPLY WITH HYDRANTS

NUMBER OF HYDRANTS WITHIN 400 FT (NON-SPRINKLED) OR 600 FT (SPRINKLED) OF BUILDING: \_\_\_\_\_

REQUIRED GPM: \_\_\_\_\_ DURATION: \_\_\_\_\_

75% REDUCTION FOR SPRINKLER SYSTEM? YES  NO

MINIMUM MAINTAIN. VOLUME OF 1500 GPM

MEETS fire hydrant spacing in accordance with Table C105.1

Where fire hydrants are subject to impact by a motor vehicle, guard posts or other approved means shall be installed, subject to Fire Marshal approval.

Hydrant(s) locations are shown on submittal plans

An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible materials arrive on the site.

Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (20 feet each side of hydrant)

**7 FIRE LANE ACCESS**

CHAPTER 5, SECTION 903.3 & APPENDIX D IFC 2012

All areas not designated as parking spaces shall be identified as "No Parking Fire Lane" following the requirements listed in Chapter 5, Section 903.3 & Appendix D in the IFC 2012.

**ADDITIONAL NOTES**

Fire sprinkler added to the two new additions. Occupant load and square footage total includes both new building additions

**OFFICIAL USE ONLY**

PROJECT NUMBER: \_\_\_\_\_

Approved by the Farmington Fire Department

REVIEWED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

THIS PROJECT WAS REVIEWED. HOWEVER, THIS DOES NOT MEAN THE ENTIRE PROJECT INCLUDING SUPPORTING DATA AND CALCULATIONS HAVE BEEN COMPLETELY CHECKED AND VERIFIED. THE REVIEWER'S SIGNATURE AND SEAL ARE REQUIRED TO BE SUBMITTED WITH THE PERMITS APPLICATION. THE REVIEWER IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED AND FOR THE PRACTICE IN THE STATE OF ARKANSAS. THE REVIEWER'S SIGNATURE AND SEAL ARE REQUIRED TO BE SUBMITTED WITH ANY OTHER LEGAL ADOPTED REGULATION OR ORDINANCE RELATED TO DEVELOPMENT.

TABLED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

OFFICIAL USE ONLY: RECORD OF PREVIOUS TECH PLAT SUBMITTALS

DATE	APPROVED/REMOVED	REVISION	SHEET NUMBER

TECH PLAT FIRE CODE REVIEW SHEET (IF C/IBC shall mean Arkansas Fire Prevention Code, Vol. 1 & II)

City of Farmington, Arkansas



OF



**Bates &  
Associates, Inc.**  
Civil Engineering - Land Surveying - Landscape Architecture

7230 S. Pleasant Ridge Dr. / Fayetteville, AR 72704  
PH: 479-442-9350 \* FAX: 479-521-9350

October 12<sup>th</sup>, 2021

City of Farmington

**RE: Farmington Jr High School Expansion – 1<sup>st</sup> Submittal Comments**

All,

Please see Comment Responses Below.

**Melissa McCarville Comments**

1. Noted
2. Noted, 15 copies for planning commission
3. A drainage plan will be delivered to Chris Brackett
4. Noted
5. An advertisement regarding the development will be in the paper no later than 15 days prior to the planning commission meeting
6. Adjacent property owners will be notified by certified mail one week prior to the planning commission meeting and a note on the letter saying the meeting will be in person with limited attendance and through zoom will be added.

**Chris Brackett Comments**

1. Note that the instructions above say that the technical plat comments must be addressed prior to re-submission, and that a narrative for each comment must also be submitted along with the revised plat.
  - Noted
2. The asphalt paving that was outside of the old gym is not acceptable sidewalk. Add a new 5' sidewalk along Double Springs including a new handicap ramp at the mid-block crossing.
  - The new 5' sidewalk along the north portion of the property along Double Springs Road .
3. You need to have an overall plan that shows the entire property with adjoining property owners shown.
  - An overall plan showing the entire property with adjoining property owners is now included.
4. All fire hydrants, fire lanes and FDC must be approved by the Fire Chief.
  - All fire hydrants, fire lanes, and FDC will be approved by the Fire Chief.
5. Drainage Report:
  - The report indicates an increase in the post development flow in Basin 1. You must include an analysis showing that the downstream system (highway 62 drainage) can accept this increase in flow.
    - Due to the storm sewers traveling east they have already been sized to accommodate for the storm water.
  - The drainage areas include half of Double Springs Road. This road is curbed and none of the flow from the street enters this site.
    - The drainage areas are correct to not include the Double Springs Road portion.

**Josh Boccaccio Comments**

1. The proposed building is on top of a sewer clean out that is proposed to be protected on the demolition plan. Where is the service currently and where will the service be routed to? Is

an additional tap for sewer service needed? If so, a utility permit must be applied for with the City of Fayetteville. A 6" sewer service must be tapped into a manhole.

- a. The plans show where the clean out is. The service runs through the building and it will continue to run that way. No additional tap for sewer service is needed because everything is coming off the existing building.

#### **Fire Department Comments**

1. The buildings must be separated with a rated firewall.
  - a. Noted
2. Exit requirements for a school must be taken into consideration in the design.
  - a. Noted

#### **Shane Bell Comments**

1. Noted, before any construction begins for an on-site consultation, formulation of a plan will be done to relocate the main feed if necessary.

#### **Judy Horne Comments**

1. Proposed landscaping design meets or exceeds landscape vegetation requirements. Seven trees with diameter at breast-height (DBH) of 8" or greater are going to be preserved so using the 1:3 ratio, only two trees are required on west side. However, if the 4 sugar maple trees are planted as shown, the campus will be greatly enhanced.
  - a. Noted, the 4 sugar maple trees will be planted as shown.
2. When construction begins, Reminder: Make effort to protect the existing trees that will be kept as described in the Landscape Ordinance. However, one existing tree is very close to area where sidewalk will be removed and may not be able to be saved. See Article V. General Provisions, Section 1. Preservation of Existing Vegetation, Items (3) through (5).
  - a. Noted
3. If a trash storage area and mechanical equipment will be part of this expansion, see Article X. Auxiliary Landscaping/Shielding/Screening Requirements, Section B. Trash/Refuse/Garbage Storage Areas Screening and Section C. Mechanical Equipment Screening.
  - a. The trash storage area and mechanical equipment is existing and will not be a part of this expansion.
4. No parking lot landscaping is required because no new parking areas will be constructed.
5. See Article XIII. Performance Bond, Landscaping Installation, Maintenance, and Replacement of Landscaping Materials, Sections A. through F. Especially note the provision in C. That allows for delays in planting due to unsuitable weather conditions.
  - a. Noted

Sincerely,  
**Bates & Associates, Inc.**



Addie Perez, E.I.  
Project Engineer





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

Applicant: Farmington School District

Date: 10-5-2021

Project Name: Farmington Jr. High Expansion

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: City of Farmington, AR

Name: Judy Horne, Planning Commission  
479-267-1022 jhorne923@gmail.com

1. Proposed landscaping design meets or exceeds landscape vegetation requirements. Seven trees with diameter at breast-height (DBH) of 8" or greater are going to be preserved so using the 1:3 ratio, only two trees are required on west side. However, if the 4 sugar maple trees are planted as shown, the campus will be greatly enhanced.
  
2. When construction begins, Reminder: Make effort to protect the existing trees that will be kept as described in the Landscape Ordinance. However, one existing tree is very close to area where sidewalk will be removed and may not be able to be saved. See Article V. General Provisions, Section I. Preservation of Existing Vegetation, Items (3) through (5).
  
3. If a trash storage area and mechanical equipment will be part of this expansion, see Article X. Auxiliary Landscaping/Shielding/Screening Requirements, Section B. Trash/Refuse/Garbage Storage Areas Screening and Section C. Mechanical Equipment Screening.
  
4. No parking lot landscaping is required because no new parking areas will be constructed.
  
5. See Article XIII. Performance Bond, Landscaping Installation, Maintenance, and Replacement of Landscaping Materials, Sections A. through F. Especially note the provision in C. that allows for delays in planting due to unsuitable weather conditions.

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

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

Applicant: Farmington School District

Date: 10/7/2021

Project Name: Farmington Jr. High Expansion

Engineer/Architect: Blew & Associates

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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: PGTelco / Zing Broadband**

Name: Shane Bell

Phone: 479-841-0980

Email: [sbell@pgtc.com](mailto:sbell@pgtc.com)

PGTelco provides Internet service for the Farmington School District. The incoming fiber optic cable and outgoing Local-Area-Network cable that feeds the main campus and all the Farmington satellite campuses, currently runs from one existing building to another existing building and the proposed expansion possibly interferes with this cable. Please contact PGTelco before any construction begins for an on-site consultation and formulation of a plan to relocate the main feed if necessary.

Thanks

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



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



Date: 8/3/21

William Hellard

Fire Chief

Farmington Fire Department

372 W Main St. Farmington, AR, 72730

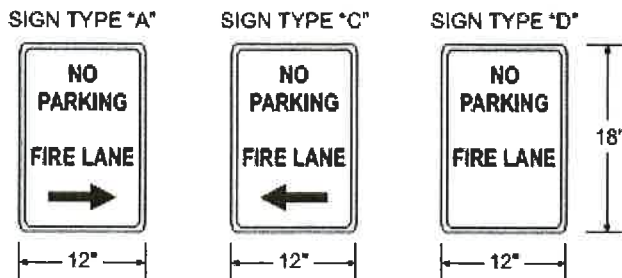
Subject: Farmington Jr High

**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**

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 adjacent to a building are within the distances listed in Table C105.1.



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



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

FIRE-FLOW REQUIREMENT (gpm)	MINIMUM NUMBER OF HYDRANTS	AVERAGE SPACING BETWEEN Hydrants <sup>a, 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

The buildings must be separated with a rated firewall.

Exit requirements for a school must be taken into consideration in the design.



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

Applicant: Farmington School District

Date: 10/7/2021

Project Name: Farmington Junior High Expansion

Engineer/Architect: Bates & Associates

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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: City of Farmington Name: Melissa McCarville

1. Engineering fees will accumulate as the development continues. We will bill the engineer or the developer monthly.
2. The revised plan must be submitted by next Tuesday, 12<sup>th</sup> by noon. The City requires 15 copies for planning commission. The Planning Commission needs only a site plan and a landscape plan. Plans must be folded with all sheets included in one set.
5. A revised copy of the plan and drainage plan should be delivered directly to Chris Brackett at his office. He will accept a digital version.
6. Planning Commission meeting will be **Monday, October 25, 2021 at 6:00 pm**. We are doing in person meetings with limited numbers allowed in the room; we will also provide information for virtual meetings. A link for the meeting will be sent out closer to the date. Please watch our Facebook page and website for details.
7. An advertisement regarding the development should be in the paper no later than 15 days prior to the planning commission meeting. Proof of publication must be provided when it is available. The Democrat Gazette only publishes legal notices on Sunday and the Washington County Enterprise Leader is published on Wednesday. Please add a note on your publication and letters that the meeting is in person or through Zoom. **With this in mind, the ad must be in Sunday, October 10, 2021 to meet the deadline.**
8. Adjacent property owners must be notified by certified mail; receipts should be submitted by one week prior to the Planning Commission meeting. Please add a note on your letter that the meeting is in person, with limited attendance and through Zoom.



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

Applicant: Farmington School District

Date: October 5, 2021

Project Name: Farmington Jr High School Expansion LSD

Engineer/Architect: Bates & Associates

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

---

Representing: City of Farmington

Name: Christopher B. Brackett, P. E.

1. Note that the instructions above say that the technical plat comments must be addressed prior to re-submission, and that a narrative for each comment must also be submitted along with the revised plat.
2. The asphalt paving that was outside of the old gym is not acceptable sidewalk. Add a new 5' sidewalk along Double Springs including a new handicap ramp at the mid-block crossing.
3. You need to have an overall plan that shows the entire property with adjoining property owners shown.
4. All fire hydrants, fire lanes and FDC must be approved by the Fire Chief.
5. Drainage Report:
  - The report indicates an increase in the post development flow in Basin 1. You must include an analysis showing that the downstream system (Highway 62 drainage) can accept this increase in flow.
  - The drainage areas include half of Double Springs Road. This road is curbed and none of the flow from the street enters this site.



# City of Farmington, Arkansas Application for Variance/Waiver



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

Applicant: Jordan & Sarah Huckeba Day phone: 479-715-9578

Address: 508 Drain Rd., Farmington, AR 72130 Fax: —

Representative: \_\_\_\_\_ Day phone: \_\_\_\_\_

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

Property Owner: Same as above Day phone: \_\_\_\_\_

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

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

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

Property description: 1.0 Acres (part of 3 acre parcel)

Site address: Drain Rd, Farmington, AR

Current zoning: ~~Res~~ A-1

Attach legal description and site plan (a scaled drawing of the property showing accurate lot lines, surrounding zoning, adjacent owners and a north arrow is required.) Attach photos if they are helpful in describing your request.

Type of variance requested and reason for request:

see attached addendum

\* I will email Melissa digital copies as well

Responsibilities of the Applicant:

1. Complete application and pay a \$25.00 application fee.
2. Provide a copy of the deed for the property. If the property is rented, provide written permission from the owner that the variance is allowable.
3. Written authorization from the property owner if someone other than the owners will be representing the request.
4. Publish the following notice in a newspaper of general circulation in the City no later than 7 days prior to the meeting, A copy of the proof of publication from the newspaper must be provided to the City 3 days before the meeting:

**NOTICE OF PUBLIC MEETING**

A petition for a variance at the property described below has been filed with the City of Farmington on the 28<sup>th</sup> day of September, 2021.

**PLACE LEGAL DESCRIPTION HERE AND DESCRIPTION OF THE VARIANCE HERE**

A public meeting to consider this request for variance at the above described property will be held on 25<sup>th</sup> day of October, 2021, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

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.*

Jordan J. Hulse Date 9/28/2021  
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 the agent is authorized to act on their behalf.)*

Jordan J. Hulse Date 9/28/2021  
Owner/Agent Signature

A petition for a variance at the property described below has been filed with the City of Farmington on the 29th Day of September, 2021. Variance in lot size in A-1 district for a part of the NW 1/4 of the SW 1/4 and part of the SW 1/4 of the SW 1/4 All in section 15, Township 16 North, Range 31 West, Washington County, AR ( parcel 760-2351-001). A public meeting to consider this request for variance at the above described property will be held on 25th day of October, 2021. at 6:00 p.m. at Farmington City, Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.  
75471840 Oct. 6, 2021

Always reply to [legalads@nwadg.com](mailto:legalads@nwadg.com)



**Cathy Wiles**  
Classified & Legal | [cwiles@nwaonline.com](mailto:cwiles@nwaonline.com)  
479-571-6421 |  

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Northwest Arkansas Democrat-Gazette [www.nwaonline.com](http://www.nwaonline.com)  
Our community. Our paper.

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212 N. East Ave. Fayetteville, AR 72701

**From:** Jordan Huckeba [<mailto:jordanhuckeba@gmail.com>]  
**Sent:** Tuesday, September 28, 2021 5:11 PM  
**To:** [legalads@nwaonline.com](mailto:legalads@nwaonline.com)  
**Subject:** Jordan Huckeba - ad in Wash. County Ent. Leader

Kathy,

I would like to place an ad in the Washington County Enterprise Leader.

It should say:

"A petition for a variance at the property described below has been filed with the City of Farmington on the 29th Day of September, 2021. Variance in lot size in A-1 district for a part of the NW 1/4 of the SW 1/4 and part of the SW 1/4 of the SW 1/4 All in section 15, Township 16 North, Range 31 West, Washington County, AR ( parcel 760-2351-001). A public meeting to consider this request for variance at the above described property will be held on 25th day of

## Addendum #1 – Drain Road Variance in lot size in A-1 District:

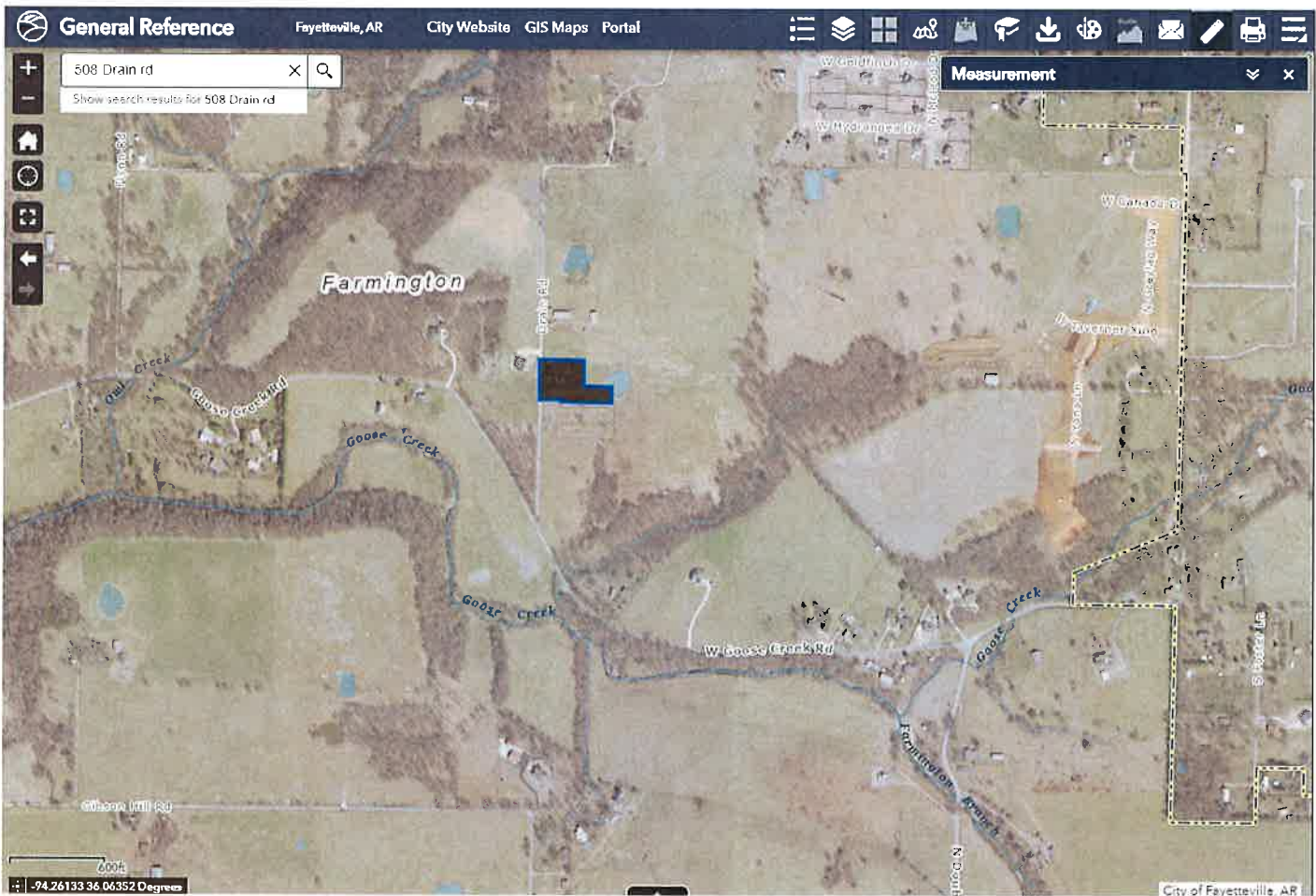
Type of variance requested and reason for request: Variance in lot size in A-1 district.

We are requesting that the 3 acre parcel where our home is currently located (parcel 760-02351-001) be granted a variance to be divided into a 2 acre parcel with the home, and a 1 acre parcel to the north of the home. We would like to possibly build a new home for ourselves at some point on the 1 acre parcel. Thank you for your consideration.

*\*The most recent survey is attached showing the 3 acre parcel that would be divided. There was recently a property line between 2 parcels we own that was dissolved to make a 3 acre parcel.*

1. The first screenshot below shows the general location of the property.
2. The second screenshot below shows the resulting 2 acre parcel that would be with the home.
3. The third screenshot below shows the resulting 1 acre that would be left.

1<sup>st</sup> screenshot



2<sup>nd</sup> screenshot:

The screenshot displays a GIS application interface. At the top, the title bar reads "General Reference" and "Fayetteville, AR". Below the title bar, there are navigation links for "City Website", "GIS Maps", and "Portal". A search bar on the left contains the text "508 Drain rd" and a magnifying glass icon. Below the search bar, a dropdown menu shows "Show search results for 508 Drain rd". The main map area shows an aerial view with a blue polygon highlighting a specific area. The number "508" is visible on the map. To the right of the map, a "Measurement" panel is open, displaying "Acres" and a "Measurement Result" of "2.04 Acres". A "Clear" button is located below the measurement result. The bottom left corner of the map shows a scale bar for "100ft" and coordinates: "94.26653 36.06100 Degrees". The bottom right corner of the map has a small text prompt: "Press CTRL to enable tracing".

3<sup>rd</sup> screenshot

The screenshot displays a GIS application interface. At the top, the header includes "General Reference", "Fayetteville, AR", "City Website", "GIS Maps", and "Portal". A search bar at the top left contains the text "508 Drain rd" and a magnifying glass icon. Below the search bar, a dropdown menu shows "Show search results for 508 Drain rd". The main map area shows an aerial view with several property parcels outlined in black. One parcel, located in the upper-middle section, is highlighted with a dark blue border. Other parcels are labeled with numbers: "555" (top left), "570" (top center), "515" (middle left), "508" (middle center), and "497" (bottom left). A road labeled "Drain Rd" runs vertically through the center. A scale bar at the bottom left indicates "100ft" and shows coordinates "94 26585 36 06176 Degrees". On the right side, a "Measurement" panel is open, displaying "Acres" with a dropdown arrow, "Measurement Result", and a large "1.01 Acres" value. Below this, there is a "Clear" button. At the bottom right of the map area, a small text prompt reads "Press CTRL to enable snapping".

File# 2017-00028900

After recording please return to:  
Waco Title Company  
6815 Isaac's Orchard Rd, Ste D  
Springdale, AR 72762

**WARRANTY DEED  
(UNMARRIED)**

File #: 1709672-131

**KNOW ALL MEN BY THESE PRESENTS:**

Waco 1709672-131  
That I, **John A. King, a/k/a John King, an unmarried person**, hereinafter called GRANTOR, for and in consideration of the sum of ---ONE AND 00/100--- DOLLARS---(\$1.00)---and other good and valuable consideration in hand paid by **Jordan Hucekba and Sarah Hucekba, husband and wife**, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the said **Jordan Hucekba and Sarah Hucekba, husband and wife**, hereinafter called GRANTEE(S) and unto their heirs and assigns forever, the following lands lying in Washington County, Arkansas to-wit:

A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, ALL BEING IN SECTION 15, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15, SAID POINT BEING A SET RAILROAD SPIKE, AND RUNNING THENCE N00°05'19"E 310.35' TO A SET NAIL, THENCE N89°36'09" E 275.75' TO A SET IRON PIN, THENCE S00°05'19"W 318.44' TO A SET IRON PIN. THENCE S89°37'13"W 275.75' TO A SET MAG NAIL, THENCE N00°05' 19"E 8.00' TO THE POINT OF BEGINNING, CONTAINING 2.02 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY.

Subject to easements, rights-of-way, and protective covenants of record, if any.  
Subject to all prior mineral reservations and oil and gas leases.

**TO HAVE AND TO HOLD** the same unto the said Grantee(s) and unto their heirs and assigns forever, with all appurtenances thereunto belonging. And I hereby covenant with said Grantee(s) that I will forever warrant and defend the title to the said lands against all claims whatsoever.

Prepared under the supervision of  
Brian Blackman, Attorney  
6815 Isaac's Orchard Road  
Springdale, AR. 72762

WITNESS my hand and seal on this 18 day of Sept, 2017

I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument.

GRANTEE OR AGENT: Jordan J. Lili

John A. King  
John A. King

GRANTEE'S ADDRESS: 508 Drain Rd.  
Farmington, AR 72730

**ACKNOWLEDGMENT**

STATE OF AR )  
COUNTY OF Washington ) SS.

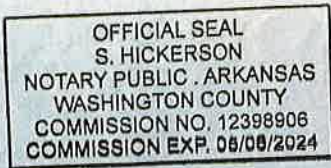
**BE IT REMEMBERED**, that on this day came before the undersigned, a Notary Public, duly commissioned, qualified and acting, within and for the said County and State, and appeared in person the within named **John A. King** known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that he had so signed, executed and delivered said instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 18 day of Sept, 2017.

[Signature]  
Notary Public

My commission expires:

05-06-2024









# CITY OF FARMINGTON

354 W Main ST, Farmington, AR 72730

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TRANSACTION #	10561529-7576
DATE	09/29/2021 10:48 AM
RESULT	APPROVED
TRANSACTION METHOD	CASH
TRANSACTION TYPE	SALE
REFERENCE NUMBER	CK #206 DEVELOPMENT FEES

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1 × Development Fee	\$25.00
Subtotal	\$25.00

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TOTAL (USD)	<b>\$25.00</b>
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Receipt sent via SwipeSimple, powered by CardFlight

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