



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 26, 2020

**A meeting of the Farmington Planning Commission will be held on
Monday, October 26, 2020 at 6:00 p.m. at City Hall
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes - September 28, 2020
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. **Variance** – variance on number of lot splits from a parent parcel
Property owned by: Ronald Day
Property Location: 363 E. Ralston St.
Presented by: James Geurtz
 - B. **Variance** – variance on number of parking spaces for Holland Shop Building
Property owned by: Rausch Coleman Homes LLC.
Property Location: 300 N. Holland
Presented by: Bates & Associates
 - C. **Large Scale Development** – Holland Shop Building
Property owned by: Rausch Coleman Homes LLC.
Property Location: 300 N. Holland
Presented by: Bates & Associates

Minutes

September 28, 2020 at 6 PM

1. **ROLL CALL** – Meeting which was held using Zoom on-line service due to Corona Virus pandemic, was called to order by Chairman Robert Mann. A quorum was present.

PRESENT

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

ABSENT

Howard Carter

City Employees Present: Melissa McCarville, City Business Manager; Rick Bramall, City Building Inspector; Chris Brackett, City Engineer; Mayor, Ernie Penn

2. **Approval of Minutes:** August 24, 2020 Minutes were approved as written.

3. **Comments from Citizens:** none

Public Hearings:

4A. Rezone for property located at 14 Double Springs from R-1 to C-1; property owned by Farmington Public Schools as presented by Bates & Associates, Inc.:

Coleman Warren was present via zoom to discuss the request. He explained that this would be a non-profit business to help end childhood hunger in the area. The School District will be renting the cafeteria area to his company for manufacturing of ice cream after school and on weekends only. There will be no customer foot traffic. Proceeds from sales will be used to feed children in the summer.

Gerry Harris was concerned that this would be spot zoning. This opens up opportunity for that to become commercial allowing other businesses to come in even after they are no longer using the facility. It was suggested that they do a Use on Appeal in place of the rezone. This makes sure that no other commercial operation can be there in the future. The Use on Appeal only carries to the individual (Coleman Warren) not the property. This operation is considered retail as per Arkansas Health Department.

Public Comment:

Diamond Moore- 11473 Clubhouse Parkway: She directed questions to Mr. Warren about the business and how it was going to be set up. He said he hopes to have a mobile pantry / food truck and will partner with Northwest Arkansas Food Bank. It will be used while children are out of school in the summer. There will be a sales website called Simplesweetcreamery.com.

Having no further discussion, Robert Mann called the questions to approve the rezoning for 14 Double Springs from R-1 to C-1. Upon roll call, the vote was No – 6 and no Yes votes. The motion failed.

Gerry Harris moved that a Use on Appeal be granted to Coleman Warren for his proposed non-profit operation located on public school property (14 N. Double Springs Rd). Motion seconded by Bobby Wilson and upon roll call, the motion passed unanimously.

4B. Re-plat of lot 12 of Owl Creek Subdivision, property owned by Keith and Sandra Thompson located at 10835 Blue Sky Rd as presented by Bates & Associates, Inc.:

Justin Reid with Bates & Associates was present to discuss the request. He explained that the Thompsons wish to split their 9.98 acre lot into a 5.49 acre lot and a 4.5 acre lot which the son/daughter-in-law will purchase. They have to replat the lot due to the fact that it is included in a platted subdivision.

Judy Horne had questions concerning the set back requirements for the pool/ patio area which is very close to the proposed new lot line. Mr. Reid said there is a 20 foot set back and Melissa McCarville explained that the setback is not applicable to the pool. It can be close to the lot line.

Judy noted a probable error on the Arkansas Department of Health Individual Onsite Wastewater System Permit Application, item #12 #Bedrooms and #People. The application stated 500. It was deemed an error.

Public Comment:

Diamond Moore- 11473 Clubhouse Parkway: observed that about 75% of the surrounding property owners had signed an approval statement (which was required by the property covenants). In answer to another question, she was told that there is no prohibition on who the owners could sell the split lot to, if not purchased by their family member. It was noted that the City does not have jurisdiction over these sorts of issues.

Having no further discussion, Robert Mann called the question to approve the revised plat for Lot 12 of Owl Creek Subdivision with correction of the typo on item #12. Motion was passed unanimously.

5. Preliminary Plat for Briarwood Estates located off Clyde Carnes Rd, property owned by Landmarc Custom Homes, LLC as presented by Sand Creek Engineering:

Tim Soring with Sand Creek Engineering was present to discuss the request. This subdivision will have one road leading to a cul de sac at the end of road. Subdivision will have 15 buildable lots and two lots that will be used for detention ponds. There will be septic due to not being connected to any sewer lines. Chris Brackett read his memo as follows:

“The Preliminary Plat for the Briarwood Estates Subdivision has been reviewed and it is our opinion that the Planning Commission’s approval should be conditional on the following comments.

1. The fire hydrant locations shown on the plat and utility plans must be reviewed and approved by the Fire Department.
2. The water and improvements must be reviewed and approved by the Washington Water Authority and the Arkansas Department of Health prior to any construction activities.
3. Payment in lieu of Park Land Conveyance will be required for this subdivision. This fee will be \$600 per single family unit (15 buildable lots= \$9,000).
4. A completed Grading Permit Application and fee must be submitted prior to final approval of the plans. A preconstruction conference will be required prior to final approval of the plans. A preconstruction conference will be required prior to any mass grading on the site. The owner,

their engineering consultant, and their contractor responsible for the best management practices will be required at attend this conference.

5. After a final review set of plans and drainage report has been approved by Olsson, the applicant should submit to the City three (3) sets of full size plans and three (3) sets of half size plans, and two (2) copies of the final drainage report that have been sealed by the engineer of record for final approval and distribution.”

There were questions concerning the covenants. City Attorney Steve Tennant explained that this is not our jurisdiction and cannot enforce them. They will be reviewed by Steve Tennant at the time of final plat.

Steve Macedo inquired about the detention pond screening requirements for the two ponds that will be just adjacent to Clyde Carnes Road. Chris Brackett said that the plants and shrubs that are proposed to surround the detention ponds will not be a sight line problem. They are strictly there to create a visual buffer between the driveway and the ponds. The sidewalk will be built as per City ordinance, but the ordinance does not specify a certain width of the different street classifications. ADA compliance requires at least 4 foot wide sidewalk. Chris Brackett said most times a 5 foot sidewalk is installed.

Public Comment:

Diamond Moore-11473 Clubhouse Parkway: will it be 15 total lots including the two unbuildable lots or will it be 17 in total? It is 17 in total. There will be 15 buildable and 2 unbuildable lots (detention ponds). Are the ponds detention or retention? They will be detention meaning they will catch rainwater temporarily but there will not be standing water in them all the time. The POA will maintain the ponds.

Having no further discussion, Robert Mann called the question to approve the Preliminary Plat for Briarwood Estates subject to Chris Brackett’s memo. Upon roll call, the motion passed unanimously.

6. Adjournment: Having no further business, the third on-line Planning Commission meeting was adjourned.

Judy Horne - Secretary

Robert Mann - Chair

Agenda Item 4. A

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: James Geurtz Day phone: (479) 756-1266

Address: 134 W. Emma Ave Springdale, AR 72764 Fax: _____

Representative: James Geurtz Day phone: 479-756-1266

Address: 134 W. Emma Ave Springdale, AR 72764 Fax: _____

Property Owner: Ronald K. Day (i.e. Ron Day) Day phone: (479) 841-0376

Address: 363 E. Ralston Farmington, AR 72730 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: parcels 760-01433-100, 760-01433-101, 760-01433-103

Site address: 363 E. Ralston St.

Current zoning: R-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:

To allow two lot splits which would put the total number of parcels created from the parent parcel at 5 splits (4 splits is allowed by right)

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 22 day of September, 2020.

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 26 day of October, 2020, 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.

_____ 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 the agent is authorized to act on their behalf.)*

 _____ Date 9/18/2020
Owner/Agent Signature



Earthplan Design Alternatives, PA
Civil Engineering / Landscape Architecture

September 22, 2020
Farmington Planning Dept.
Attention: Melissa McCarville
354 W. Main
Farmington, AR 72730

RE: E. Raltson Variance Request

To whom it may concern,

We are submitting a Variance submittal for Mr. Ron Day who owns parcels 760-01433-100, 760-01433-101, and 760-01433-103. In March 2019, an approved tract split (*filing number 2019-00007585 – see attached*) was filed. However, it was learned that the furthest western lot did not have access to public water so a Lot Line Adjustment absorbing the furthest western tract that had no water access was the submitted and approved through City Planning (*filed in July 2019 as filing number 2019-00025045 – see attached*).

The above referenced lot line adjustment and tract split were carried out by Michelle and Thomas Hover. Mr. Ron Day now owns the property and his desire is to split the property into five tracts. A Variance is therefore requested with this submittal in order to do so since we understand that a parent track is only allowed to be divided into four tracts before a full blown subdivision is required. Due to the larger sizes of the proposed lots, and a desire of the owner to not develop a full-blown subdivision of this property, a Variance to allow a total of five splits off the parent parcel is respectfully requested.

The property owner's desire is not to divide the property into the smallest lots allowed by code (the property is zoned R-1 with 10,000 sf. minimum lot requirements) – the intent is to divide it into only five larger lots with a tandem lot (Lot 5) having a twenty-foot wide strip for water and sewer access and an access easement connecting Lot 5 to E. Ralston St. We feel that five large lots, all that will have access to public water, would be in keeping with the spirit and intent of the provisions of the zoning ordinance.

We have submitted a conceptual drawing showing suggested lot configurations. E. Ralston St. provides road access to the north and private drives provide road frontage on the east and in the southwestern corner of Lot 5. We have been in communications with the City of Fayetteville regarding getting water service to all of the proposed lots. Fayetteville Water reported that a twenty-foot-wide strip of property connecting Lot 5 to E. Ralston St. to the north would be required for Lot 5 to be able to access water and

sewer service lines. There is an existing water main on the north side of E. Ralston but it doesn't extend west of the proposed Lot 3 (*see Conceptual plan*). EDA will be designing a water line extension from that point westward to provide all proposed lots with City water. A sewer main is already located along the south side of E. Ralston St. the whole length of the subject property.

All lots have required road frontage either onto E. Ralston St. on the north, or on the private drives on the east and on the southwest corner.

Respectfully,

A handwritten signature in black ink, appearing to read 'James Geurtz', written in a cursive style.

James Geurtz, PE

RECEIPT

DATE 9-27-2020 No. 269807

RECEIVED FROM Europlan Design Alternatives \$ 25.00

Twenty five & no/100 DOLLARS

FOR RENT
 FOR 363 E. Palomar - Variance on amt of splits

ACCOUNT	
PAYMENT	<u>25.00</u>
BAL. DUE	<u>0</u>

- CASH
- CHECK
- MONEY ORDER
- CREDIT CARD

FROM _____ TO _____
BY B. Coleman

NOTICE OF PUBLIC MEETING

A petition for a Variance at the property described below has been filed with the City of Farmington on the 22nd day of September, 2020.

Legal Description:

PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4, OF THE NORTHWEST 1/4 OF SAID SECTION 25: THENCE SOUTH 87°19'31" EAST A DISTANCE OF 382.32 FEET TO THE POINT OF BEGINNING: THENCE SOUTH 87°19'31" EAST A DISTANCE OF 445.52 FEET TO A POINT; THENCE SOUTH 02°13'17" WEST A DISTANCE OF 455.00 FEET TO A RAILROAD SPIKE: THENCE NORTH 87°16'04" WEST A DISTANCE OF 154.26 PDT TO A 5/8" REBAR; THENCE SOUTH 05°29'04" WEST A DISTANCE OR 12.33 FEET; THENCE ALONG A BLOCK WALL NORTH 82°26'22" WEST A DISTANCE OR 37.88 FEET TO A POINT; THENCE NORTH 85°19'49" WEST A DISTANCE OF 39.80 FEET; THENCE NORTH 85°06'03" WEST A DISTANCE OF 89.88 FEET TO A 5/8" REBAR AT THE END OF A ROCK WALL; THENCE NORTH 83°56'35" WEST A DISTANCE OF 67.86 TO A COTTON PICKER SPINDLE ON THE SOUTH LINE OF A 16 FOOT WIDE ACCESS EASEMENT PER DEED BOOK 2015, PAGE 00033397; THENCE NORTH 72°45'34" WEST A DISTANCE OF 12.56 FEET TO A POINT: THENCE NORTH 66°12'49" WEST A DISTANCE OF 14.00 FEET TO A POINT; THENCE NORTH 75°53.13" WEST A DISTANCE OF 31.03 FEET TO A 5/8" REBAR PLS 56; THENCE LEAVING THE SOUTH LINE NORTH 02°12'45" EAST A DISTANCE OF 440.70 FEET TO THE POINT OF BEGINNING CONTAINING 4.68 ACRES OR 203,632 SQUARE FEET MORE OR LESS. SUBJECT TO THE RALSTON STREET RIGHT-OF-WAY ALONG THE NORTH SIDE, A 25 FOOT WIDE ACCESS ROAD RIGHT-OF-WAY ALONG THE EAST SIDE, AND A 15 FOOT/40 FOOT WIDE ACCESS EASEMENT ACROSS THE SOUTHWEST CORNER THEREOF.

SUBJECT TO RECORDED INSTRUMENTS, COVENANTS, RIGHTS OF WAY, AND EASEMENTS.
SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES, IF ANY.

Variance Request Description:

A Variance request to allow parcels 760-01433-100, 760-01433-101, and 760-01433-103 (comprising approximately 4.66 acres) to be divided into five lots.

A public meeting to consider this request for a Variance at the above described property will be held on October 26, 2020 at 6:00 p.m. virtually. All interested persons are invited to attend. Details for signing up for virtual attendance can be found at www.farmingtonar.com.

Brenda Coleman

From: Melissa McCarville <melissamccarville@cityoffarmington-ar.gov>
Sent: Tuesday, October 13, 2020 10:17 AM
To: 'Brenda Coleman'
Subject: FW: E. Raulston Variance newspaper announcement request
Attachments: image001.png; image003.png; image004.png; image005.png; for newspaper.docx

-----Original Message-----

From: Sarah Geurtz [<mailto:sdg@eda-pa.com>]
Sent: Tuesday, October 13, 2020 10:14 AM
To: 'Melissa McCarville (melissamccarville@cityoffarmington-ar.gov)'
Cc: James Geurtz
Subject: FW: E. Raulston Variance newspaper announcement request

Melissa, below is confirmation from the newspaper about the information (attached) that is set to run in the paper.

Thank you,

Sarah Geurtz, PLA
Landscape Architect
EDA

From: Cathy Wiles <cwiles@nwadg.com>
Sent: Monday, October 12, 2020 12:13 PM
To: Sarah Geurtz <sdg@eda-pa.com>
Cc: James Geurtz <jrg@eda-pa.com>
Subject: RE: E. Raulston Variance newspaper announcement request

Sarah, this has been scheduled to run on 10/18 total cost \$176.32 Thank you Cathy [nwadglogo] <<http://www.nwadg.com/>>

Cathy Wiles
Classified Sales Manager | cwiles@nwadg.com <<mailto:cwiles@nwadg.com>>
479-571-6421 | [twitter] <<https://www.twitter.com/nwademgaz>> [facebook] <<https://www.facebook.com/nwademgaz>>

Northwest Arkansas Democrat-Gazette www.nwadg.com<<http://www.nwadg.com>%20>
Our community. Our paper.

212 N. East Ave. Fayetteville, AR 72701

From: Sarah Geurtz [<mailto:sdg@eda-pa.com>]
Sent: Monday, October 12, 2020 10:59 AM
To: Cathy Wiles
Cc: James Geurtz
Subject: E. Raulston Variance newspaper announcement request

Cathy, please run the attached announcement locally (for NWAR) in the newspaper this Sunday (October 18th, 2020).

Thank you,

Sarah Geurtz, PLA
Landscape Architect

[logo-web3]

134 West Emma Ave.
Springdale, AR 72764
P 479-756-1266
F 479-755-3570

www.eda-pa.com<<http://www.eda-pa.com>/>

PLEASE RETURN TO:

Mercury Title, LLC
3595 N. College Ave.
Fayetteville, AR 72703
Phone: 479-582-5673
Fax: 479-582-5670
File #3210220-00215

Type: REAL ESTATE
Kind: WARRANTY DEED
Recorded: 4/21/2020 1:54:48 PM
Fee Amt: \$35.00 Page 1 of 5
Washington County, AR
Kyle Sylvester Circuit Clerk

File# 2020-00012429

This instrument prepared by:
Andrew Cozart
Attorney at Law
P.O. Box 1110
Fayetteville, AR 72703

For Recorder's Use Only

WARRANTY DEED

KNOW ALL WHO COME TO THESE PRESENTS:

THAT **Thomas Anthony Hover and Michelle Yvette Hover**, husband and wife, GRANTORS, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration paid by **Ronald K. Day**, a single person, GRANTEE, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the Grantee and unto Grantee's heirs and assigns forever, the following described lands located in Washington County, Arkansas:

SEE ATTACHED EXHIBIT A

To have and to hold unto the Grantee, and unto Grantee's heirs and assigns forever, with all tenements, appurtenances and hereditaments thereunto belonging.

And we hereby covenant with the Grantee that we will forever warrant and defend the title to the lands against all lawful claims whatsoever.

And we, for and in consideration of such sum of money, hereby release and relinquish unto the Grantee, and unto Grantee's heirs and assigns forever, all our right and possibility of curtesy, dower and homestead in and to the above-described real property.

WITNESS our hands this 10 day of April, 2020.


Thomas Anthony Hover


Michelle Yvette Hover

ACKNOWLEDGMENT

STATE OF ARKANSAS)
COUNTY OF Washington)

BE IT REMEMBERED, that on this date, before the undersigned, a duly commissioned and acting Notary Public within and for the said County and State, personally appeared **Thomas Anthony Hover and Michelle Yvette Hover** to me well known as the persons who executed the foregoing document, and who stated and acknowledged that they are duly authorized to execute the foregoing instrument and further stated and acknowledged that they had so signed, executed and delivered said instrument for the consideration, uses and purposes therein mentioned and set forth.

WITNESS my hand and seal on this 10 day of April, 2020.

My Commission Expires:

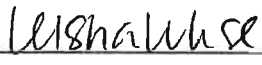

Notary Public



EXHIBIT A
LEGAL DESCRIPTION

PARCEL NO. 760-01433-101

TRACT 5 OF LOT LINE ADJUSTMENT OF TRACTS 1 AND 2 FILED IN PLAT RECORDS AS 2019-25045 AND A REPLAT OF TRACT SPLIT FILED IN PLAT RECORDS AS 2019-7585, WASHINGTON COUNTY, ARKANSAS:

PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 25; THENCE SOUTH 87°19'31" EAST A DISTANCE OF 382.32 FEET TO A SET MAGNAIL BEING THE POINT OF BEGINNING; THENCE SOUTH 87°19'31" EAST A DISTANCE OF 326.15 FEET TO A SET 5/8" REBAR WITH CAP; THENCE SOUTH 02°13'17" WEST A DISTANCE OF 248.99 FEET TO A SET 5/8" REBAR WITH CAP; THENCE NORTH 87°16'04" WEST A DISTANCE OF 205.89 FEET TO A SET 5/8" REBAR WITH CAP; THENCE SOUTH 01°23'50" WEST A DISTANCE OF 108.30 FEET TO A SET 5/8" REBAR WITH CAP; THENCE SOUTH 38°26'56" EAST A DISTANCE OF 140.02 FEET TO A SET 5/8" REBAR WITH CAP; THENCE ALONG A ROCK WALL NORTH 85°06'03" WEST A DISTANCE OF 89.88 FEET TO A FOUND 5/8" REBAR AT THE END OF A ROCK WALL; THENCE NORTH 83°56'35" WEST A DISTANCE OF 67.86 FEET TO A COTTON PICKER SPINDLE ON THE SOUTH LINE OF A 15 FOOT WIDE ACCESS EASEMENT PER DEED BOOK 2015, PAGE 00033397; THENCE NORTH 72°45'34" WEST A DISTANCE OF 12.56 FEET TO A POINT; THENCE NORTH 66°12'49" WEST A DISTANCE OF 14.00 FEET TO A POINT; THENCE NORTH 75°53'13" WEST A DISTANCE OF 31.03 FEET TO A 5/8" REBAR PLS 56; THENCE LEAVING THE SOUTH LINE NORTH 02°12'45" EAST A DISTANCE OF 440.70 FEET TO THE POINT OF BEGINNING CONTAINING 2.54 ACRES OR 110,531 SQUARE FEET, MORE OR LESS.

AND

PARCEL NO. 760-01433-100

TRACT 4 OF THE TRACT SPLIT FILED IN PLAT RECORD AS 2019-7585, WASHINGTON COUNTY, ARKANSAS:

PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 25; THENCE SOUTH 87°19'31" EAST A DISTANCE OF 382.32 FEET TO A SET MAGNAIL; THENCE SOUTH 02°13'17" WEST A DISTANCE OF 249.11 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 02°13'17" WEST A DISTANCE OF 205.89 FEET TO A FOUND RAILROAD SPIKE; THENCE NORTH 87°16'04" WEST A DISTANCE OF 154.26 FEET TO A FOUND 5/8" REBAR; THENCE SOUTH 05°29'04" WEST A DISTANCE OF 12.33 FEET TO A FOUND 5/8" REBAR; THENCE ALONG A ROCK WALL NORTH 82°26'22" WEST A DISTANCE OF 37.88 FEET TO A SET 5/8" REBAR; THENCE NORTH 85°19'49" WEST A DISTANCE OF 39.80 FEET TO A SET 5/8" REBAR WITH CAP; THENCE LEAVING A ROCK WALL NORTH 38°26'56" WEST A DISTANCE OF 140.02 FEET TO A SET 5/8" REBAR WITH CAP; THENCE NORTH 01°23'50" EAST A DISTANCE OF 108.30 FEET TO A SET 5/8" REBAR WITH CAP; THENCE SOUTH 87°16'04" EAST A DISTANCE OF 325.26 FEET TO THE POINT OF BEGINNING CONTAINING 1.45 ACRES OR 63,373 SQUARE FEET MORE OR LESS. SUBJECT TO A 25 FOOT WIDE

ACCESS ROAD RIGHT-OF-WAY ALONG THE EAST SIDE.

AND

PARCEL NO. 760-01433-103

TRACT 3 OF THE TRACT SPLIT FILED IN PLAT RECORD AS 2019-7585, WASHINGTON COUNTY, ARKANSAS:

PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

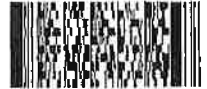
COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 25; THENCE SOUTH 87°19'31" EAST A DISTANCE OF 708.47 FEET TO A SET MAGNAIL BEING THE POINT OF BEGINNING; THENCE SOUTH 87°19'31" EAST A DISTANCE OF 119.37 FEET TO A SET MAGNAIL; THENCE SOUTH 02°13'17" WEST A DISTANCE OF 249.11 FEET TO A SET 5/8" REBAR WITH CAP; THENCE NORTH 87°16'04" WEST A DISTANCE OF 119.37 FEET TO A SET 5/8" REBAR WITH CAP; THENCE NORTH 02°13'17" EAST A DISTANCE OF 248.99 FEET TO THE POINT OF BEGINNING CONTAINING 0.68 ACRES OR 29,728 SQUARE FEET MORE OR LESS. SUBJECT TO THE RALSTON STREET RIGHT-OF-WAY ALONG THE NORTH SIDE AND A 25 FOOT WIDE ACCESS ROAD RIGHT-OF-WAY ALONG THE EAST SIDE.



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: 3210220-00215

Grantee: RONALD K DAY
Mailing Address: 363 E RALSTON ST.
FARMINGTON AR 727300000

Grantor: THOMAS HOVER AND MICHELLE HOVER
Mailing Address: 363 E RALSTON ST.
FARMINGTON AR 727300000

Property Purchase Price: \$342,000.00
Tax Amount: \$1,128.60

County: WASHINGTON
Date Issued: 04/21/2020
Stamp ID: 1197099008

Washington County, AR
I certify this instrument was filed on
4/21/2020 1:54:48 PM
and recorded in REAL ESTATE

File# 2020-00012429
Kvle Svlvester - 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): MERCURY TITLE AS AGENT

Grantee or Agent Name (signature): RONALD K DAY Date: 04/10/2020

Address: 363 E. RALSTON ST

City/State/Zip: FARMINGTON, AR 72730

Agenda Item 4. B

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.

David Frye

Applicant: American Residential Group Day phone: 479-301-6639
P.O. Box 10560
Address: Fayetteville, AR 72703 Fax: _____

Representative: Geoff Bates Day phone: 479-442-9350
Address: 7230 S. Pleasant Ridge Drive Fax: _____

Property Owner: Rausch Coleman Homes LLC Day phone: 479-445-9090
PO Box 10560
Address: Fayetteville, AR 72703 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: Legal Description Attached

Site address: 300 N. Holland Drive

Current zoning: C-2

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:

Variance from required number of parking spaces is requested. The proposed building totals 7500 sq. ft. , with 7100 sq. ft. used to house construction and maintenance equipment, and 400 sq. ft. used for a private office. This development will not be accessed by the public. The total parking spaces required per zoning ordinance is 16, and the Applicant proposes 10 total spaces. There will be no more than 7 employees.

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 22nd day of September, 2020.

PLACE LEGAL DESCRIPTION HERE AND DESCRIPTION OF THE VARIANCE HERE

LEGAL DESCRIPTION ATTACHED

A public meeting to consider this request for variance at the above described property will be held on 26th day of October, 2020, 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.*



Date 10/13/2020

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.)*

DocuSigned by:



Date 10/13/2020 | 12:31 PM CDT

Owner/Agent Signature

David C. Frye - Manager

LEGAL DESCRIPTION: (PER TRACT SPLIT 2012-22090)

A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S01°49'34"W 252.84' TO A POINT ON THE WEST RIGHT-OF-WAY OF NORTH HOLLAND DRIVE THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING: S24°52'50"W 79.38', ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1030.00' FOR A CHORD BEARING AND DISTANCE OF S12°21'50"W 446.45', S00°09'09"E 15.22', ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 180.00' FOR A CHORD BEARING AND DISTANCE OF S05°12'19"E 31.71', S10°15'28"E 115.96', ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 120.00' FOR A CHORD BEARING AND DISTANCE OF S08°29'18"E 7.41' TO AN EXISTING PK NAIL, THENCE LEAVING SAID RIGHT-OF-WAY S86°28'30"W 334.00' TO AN EXISTING REBAR, THENCE N02°35'23"E 172.30' TO AN EXISTING REBAR, THENCE N01°51'50"E 791.81', THENCE S88°03'56"E 412.45' TO THE POINT OF BEGINNING, CONTAINING 7.66 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.



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

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

September 22, 2020

RE: Holland Shop 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 Friday, October 16. Please provide us with an affidavit of publication when the notice has run.

NOTICE OF PUBLIC MEETING

An application for a LARGE SCALE DEVELOPMENT and VARIANCE at the property described below has been filed with the City of Farmington on 22nd Day of September, 2020.

LEGAL DESCRIPTION: (PER TRACT SPLIT 2012-22090)

A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S01°49'34"W 252.84' TO A POINT ON THE WEST RIGHT-OF-WAY OF NORTH HOLLAND DRIVE THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING: S24°52'50"W 79.38', ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1030.00' FOR A CHORD BEARING AND DISTANCE OF S12°21'50"W 446.45', S00°09'09"E 15.22', ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 180.00' FOR A CHORD BEARING AND DISTANCE OF S05°12'19"E 31.71', S10°15'28"E 115.96', ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 120.00' FOR A CHORD BEARING AND DISTANCE OF S08°29'18"E 7.41' TO AN EXISTING PK NAIL, THENCE LEAVING SAID RIGHT-OF-WAY S86°28'30"W 334.00' TO AN EXISTING REBAR, THENCE N02°35'23"E 172.30' TO AN EXISTING REBAR, THENCE N01°51'50"E 791.81', THENCE S88°03'56"E 412.45' TO THE POINT OF BEGINNING, CONTAINING 7.66 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

Layman's Description:

300 N Holland Dr Farmington AR

The Applicant requests a commercial development, consisting of one 7500 sq. ft. building, as well as associated parking lot, paving, landscape and drainage improvements. The Applicant has also requested a Variance for a reduction in the parking requirement.

A public meeting to consider this request for a Commercial Development at the above described property will be held on the 26th day of October 2020, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.



**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 12, 2020

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

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

300 N. Holland Drive
Location

Rausch Coleman Homes, LLC
Owned by

NOTICE IS HEREBY GIVEN THAT an application has been filed for LARGE SCALE DEVELOPMENT at the above property. The proposed development will consist of a 7500 sq. ft. Commercial building with associated parking, drainage, & landscape improvements.

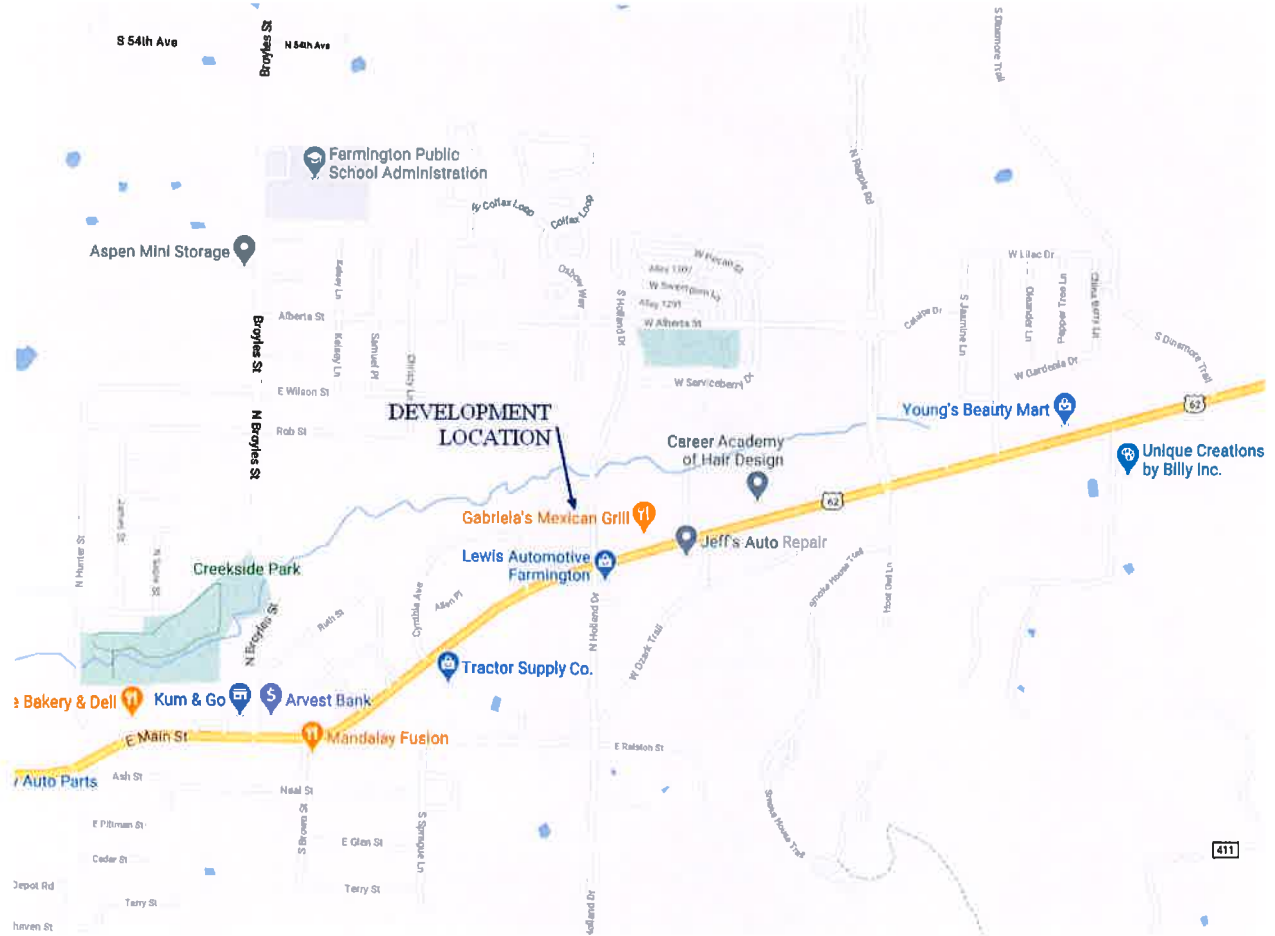
The Applicant is also requesting a variance from the required number of parking spaces.

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

All parties interested in this matter may appear and be heard at said time and place; or may notify the Planning Commission of their views on this matter by letter. All persons interested in this request are invited to call or visit the City Business Manager at City Hall, 354 W. Main, 479-267-3865.

Geoffrey Bates, P.E.
President of Engineering
Bates & Associates, Inc.

Vicinity Map



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Farmington, AR 72730

OFFICIAL USE

Certified Mail Fee	\$3.55
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<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

Postage \$0.55

WALNUT CROSSING
PROPERTY OWNERS
ASSOCIATION
PO BOX 1348
FARMINGTON, AR 72730



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

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Fayetteville, AR 72703

OFFICIAL USE

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Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<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

Postage \$0.55

RAUSCH COLEMAN HOMES LLC
PO BOX 10560
FAYETTEVILLE, AR 72703-0044



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

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

Postage \$0.55

BAILEY MARY KATHERYN
1481 S HOLLAND DR
FAYETTEVILLE, AR 72704



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

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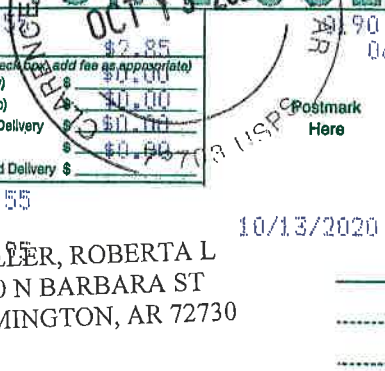
Farmington, AR 72730

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

Postage \$0.55

BOLLER, ROBERTA L
130 N BARBARA ST
FARMINGTON, AR 72730



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Extra Services & Fees (check box, add fee as appropriate)	\$2.85
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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55

ALBERTA INVESTMENTS LLC
PO BOX 10560
FAYETTEVILLE, AR 72703



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

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

Postage \$0.55

ZIMMERMAN, DEBRA L
122 N BARBARA ST
FARMINGTON, AR 72730-3002



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

7020 0090 0001 0566 6596

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Extra Services & Fees (check box, add fee as appropriate)	\$7.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<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



Postage \$0.55
 \$6.95
 KENNETH RUE IN
 PO BOX 779
 FARMINGTON, AR 72730

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

7020 0090 0001 0566 6602

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OFFICIAL USE

Certified Mail Fee	\$3.55
Extra Services & Fees (check box, add fee as appropriate)	\$7.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<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



Postage \$0.55
 \$6.95
 FARM STRONG LLC
 PO BOX 424
 FARMINGTON, AR 72730

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

7020 0090 0001 0566 6619

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Certified Mail Fee	\$3.55
Extra Services & Fees (check box, add fee as appropriate)	\$7.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<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



Postage \$0.55
 \$6.95
 CITY OF FARMINGTON
 PO BOX 150
 FARMINGTON, AR 72730

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

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
Public Hearing

Was inserted in the Regular Edition on:
October 15, 2020

Publication Charges: \$122.20

Brittany Smith
Brittany Smith

Subscribed and sworn to before me
This 16 day of Oct, 2020.

Catherine Staggs
Notary Public
My Commission Expires: 2/28/2025



NOTICE OF PUBLIC MEETING
An application for a LARGE SCALE DEVELOPMENT and VARIANCE at the property described below has been filed with the City of Farmington on 22nd Day of September, 2020.
LEGAL DESCRIPTION: (PER TRACT SPLIT 2012-22090)

A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S01°49'34"W 252.84' TO A POINT ON THE WEST RIGHT-OF-WAY OF NORTH HOLLAND DRIVE THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING: S24°52'50"W 79.38', ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1030.00' FOR A CHORD BEARING AND DISTANCE OF S12°21'50"W 446.45', S00°09'09"E 15.22', ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 180.00' FOR A CHORD BEARING AND DISTANCE OF S05°12'19"E 31.71', S10°15'28"E 115.96', ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 120.00' FOR A CHORD BEARING AND DISTANCE OF S08°29'18"E 7.41' TO AN EXISTING PK NAIL, THENCE LEAVING SAID RIGHT-OF-WAY S86°28'30"W 334.00' TO AN EXISTING REBAR, THENCE N02°35'23"E 172.30' TO AN EXISTING REBAR, THENCE N01°31'30"E 791.81', THENCE S88°03'56"E 412.45' TO THE POINT OF BEGINNING, CONTAINING 7.66 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

Layman's Description:
300 N Holland Dr Farmington AR
The Applicant requests a commercial development, consisting of one 7500 sq. ft. building, as well as associated parking lot, paving, landscape and drainage improvements. The Applicant has also requested a Variance for a reduction in the parking requirement. A public meeting to consider this request for a Commercial Development at the above described property will be held on the 26th day of October 2020, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.
75333125 Oct. 15, 2020

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

HOLLAND SHOP BUILDING FARMINGTON, ARKANSAS LARGE SCALE DEVELOPMENT PLANS

GENERAL NOTES TO CONTRACTOR

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF FARMINGTON, ARKANSAS AND THE ARKANSAS DEPARTMENT OF TRANSPORTATION (DOT) PRIOR TO THE START OF CONSTRUCTION.
2. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
6. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
7. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
8. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
9. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
10. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.



OWNER'S USE OF DOCUMENTS

THESE DOCUMENTS ARE THE PROPERTY OF BATES & ASSOCIATES, INC. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BATES & ASSOCIATES, INC.

SAFETY NOTICE TO CONTRACTOR

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF FARMINGTON, ARKANSAS AND THE ARKANSAS DEPARTMENT OF TRANSPORTATION (DOT) PRIOR TO THE START OF CONSTRUCTION.

ENGINEER'S NOTICE TO CONTRACTOR

THE ENGINEER HAS REVIEWED THE PLANS AND SPECIFICATIONS AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE CITY OF FARMINGTON, ARKANSAS AND THE ARKANSAS DEPARTMENT OF TRANSPORTATION (DOT) REQUIREMENTS.



CONTACT INFORMATION

OWNER: HOLLAND SHOP BUILDING, 12345 Main St, Farmington, AR 72701
ENGINEER: BATES & ASSOCIATES, INC., 6789 Main St, Farmington, AR 72701
ARCHITECT: ABC ARCHITECTS, 10101 Main St, Farmington, AR 72701

INDEX OF DRAWINGS

- 01 COVER SHEET
- 02 SITE + LOT/LY PLANS
- 03 GRADING + EROSION CONTROL PLAN
- 04 LANDSCAPE PLAN

DATE OF EXAMINATION

DATE OF EXAMINATION: 08/25/2016
 TIME OF EXAMINATION: 10:00 AM
 LOCATION OF EXAMINATION: PROJECT SITE

NO.	DESCRIPTION	DATE
1	PRELIMINARY PLANS	08/25/2016
2	FINAL PLANS	08/25/2016

NO.	DESCRIPTION	DATE
1	PRELIMINARY PLANS	08/25/2016
2	FINAL PLANS	08/25/2016

Bates & Associates, Inc.
 Civil Engineering & Surveying
 7200 S Pleasant Ridge Dr, Farmington, Arkansas 72704
 Phone: 479.442.9210 Fax: 479.321.4335

HOLLAND SHOP BUILDING
 LARGE SCALE DEVELOPMENT PLANS
 COVER SHEET
 FARMINGTON, ARKANSAS

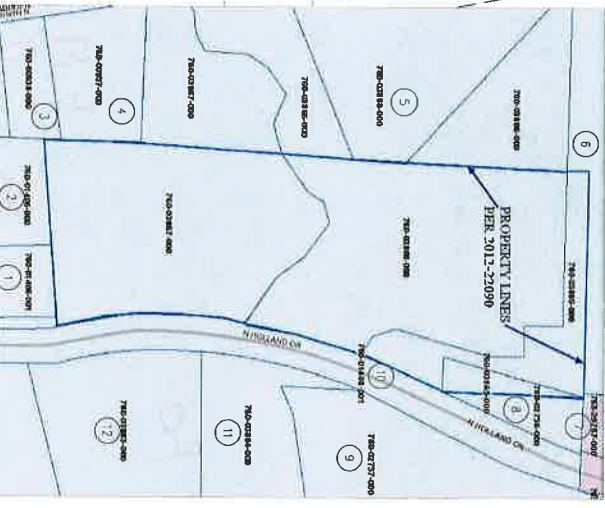
PROJECT SHEET NUMBER: 101-1-100-100
 FARMINGTON, ARKANSAS 72701
 DATE: 08/25/2016
 TIME: 10:00 AM

REGISTERED PROFESSIONAL ENGINEER
 JAMES R. BATES
 License No. 12345
 State of Arkansas

CITY NOTE:
 ALL WORK WITHIN THE CITY OF FARMINGTON
 RIGHT OF WAY SHALL COMPLY WITH THE
 CITY OF FARMINGTON STANDARDS AND WILL
 REQUIRE INSPECTION BY THE CITY OF
 FARMINGTON.

- UTILITY NOTES:**
1. DUE TO THE LOCATION OF EXISTING UTILITIES SHALL BE AT THE DEVELOPER'S CONVEYANCE.
 2. ALL UTILITY LOCATIONS AND DEPTHS REQUIREMENTS MUST BE PROVIDED TO THE FARMINGTON WATER DEPARTMENT.
 3. NOTES IN THE CITY OF FARMINGTON AND CITY ENGINEER CONSULTANT (C.E.) IN AROUND OF PERFORMANCE WORK IN THE RIGHT OF WAY OF PUBLIC INFRASTRUCTURE.
 4. CONNECTION OF WATER AND SEWER SERVICES SHOULD BE COORDINATED WITH THE FARMINGTON WATER DEPARTMENT.
 5. EXISTING UTILITY SERVICES SHALL BE KEPT WHERE FEASIBLE.

- NOTE:**
- THESE ARE NOT RELIABLE ON THIS PROPERTY
- GENERAL NOTES:**
1. ALL STRUCTURAL AND UTILITY EQUIPMENT LOCATED ON THE WALL OR GROUND SHALL BE SPACED WITH TALL GRASSES.
 2. ALL STRUCTURAL UTILITIES BELOW 24" SHALL BE PROTECTED UNDERGROUND. ALL INSTALLED UTILITIES SHALL BE LOCATED UNDERGROUND.
 3. ALL CONDUITS SHALL BE CONSIDERED 12" OF COVER AT POINTS ABOVE AND UNDER 18" OF COVER TO THE END OF CONDUITS. THERE MUST BE A MINIMUM SEPARATION OF 12" BETWEEN CONDUITS FOR ELECTRIC AND COMMUNICATIONS OTHER UTILITIES.



- PROPERTY LINES:**
 PER 2012-221990
- 1) PARCEL 195-0366-000**
 BATES & ASSOCIATES, INC.
 FARMINGTON, AR 72703
- 2) PARCEL 195-0367-000**
 BATES & ASSOCIATES, INC.
 FARMINGTON, AR 72703
- 3) PARCEL 195-0368-000**
 BATES & ASSOCIATES, INC.
 FARMINGTON, AR 72703
- 4) PARCEL 195-0369-000**
 BATES & ASSOCIATES, INC.
 FARMINGTON, AR 72703
- 5) PARCEL 195-0370-000**
 BATES & ASSOCIATES, INC.
 FARMINGTON, AR 72703
- 6) PARCEL 195-0371-000**
 BATES & ASSOCIATES, INC.
 FARMINGTON, AR 72703
- 7) PARCEL 195-0372-000**
 BATES & ASSOCIATES, INC.
 FARMINGTON, AR 72703
- 8) PARCEL 195-0373-000**
 BATES & ASSOCIATES, INC.
 FARMINGTON, AR 72703
- 9) PARCEL 195-0374-000**
 BATES & ASSOCIATES, INC.
 FARMINGTON, AR 72703
- 10) PARCEL 195-0375-000**
 BATES & ASSOCIATES, INC.
 FARMINGTON, AR 72703
- 11) PARCEL 195-0376-000**
 BATES & ASSOCIATES, INC.
 FARMINGTON, AR 72703
- 12) PARCEL 195-0377-000**
 BATES & ASSOCIATES, INC.
 FARMINGTON, AR 72703

TABLE INFORMATION:

ITEM	REMARKS	PER EACH	TOTAL
1	PROPOSED FLOOR AREA	400	400
2	PROPOSED FLOOR AREA	1,700	1,700
3	PROPOSED FLOOR AREA	1,700	1,700
4	PROPOSED FLOOR AREA	1,700	1,700
5	PROPOSED FLOOR AREA	1,700	1,700
6	PROPOSED FLOOR AREA	1,700	1,700
7	PROPOSED FLOOR AREA	1,700	1,700
8	PROPOSED FLOOR AREA	1,700	1,700
9	PROPOSED FLOOR AREA	1,700	1,700
10	PROPOSED FLOOR AREA	1,700	1,700
11	PROPOSED FLOOR AREA	1,700	1,700
12	PROPOSED FLOOR AREA	1,700	1,700



Bates & Associates, Inc.
 Civil Engineering & Surveying
 7350 S. Pleasant Ridge Dr.
 Fayetteville, Arkansas 72704
 Phone: 479-541-5335 Fax: 479-541-5352
 www.batesinc.com

HOLLAND SHOP BUILDING
 LARGE SCALE DEVELOPMENT PLANS
 SITE AND UTILITY PLAN
 FARMINGTON, ARKANSAS

REVISIONS

NO.	DATE	DESCRIPTION
1	06/23/2019	ISSUE FOR PERMIT





CONSTRUCTION NOTES:
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF FARMINGTON, ARKANSAS, ORDINANCE 100-100-100, AS AMENDED.
 2. THE WORK SHALL BE APPROVED BY THE ENGINEER. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF FARMINGTON, ARKANSAS, ORDINANCE 100-100-100, AS AMENDED.
 3. ALL DRAINAGE AREAS SHALL HAVE A MINIMUM OF 0.5% GRADE TOWARD THE DRAINAGE SYSTEM.
 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF FARMINGTON, ARKANSAS, ORDINANCE 100-100-100, AS AMENDED.
 5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF FARMINGTON, ARKANSAS, ORDINANCE 100-100-100, AS AMENDED.
 6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF FARMINGTON, ARKANSAS, ORDINANCE 100-100-100, AS AMENDED.
 7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF FARMINGTON, ARKANSAS, ORDINANCE 100-100-100, AS AMENDED.
 8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF FARMINGTON, ARKANSAS, ORDINANCE 100-100-100, AS AMENDED.
 9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF FARMINGTON, ARKANSAS, ORDINANCE 100-100-100, AS AMENDED.
 10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF FARMINGTON, ARKANSAS, ORDINANCE 100-100-100, AS AMENDED.

NOTES:
 1. THE SHOWN AREAS SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
 - FARMINGTON, ARKANSAS, ORDINANCE 100-100-100, AS AMENDED.
 - FARMINGTON, ARKANSAS, ORDINANCE 100-100-100, AS AMENDED.
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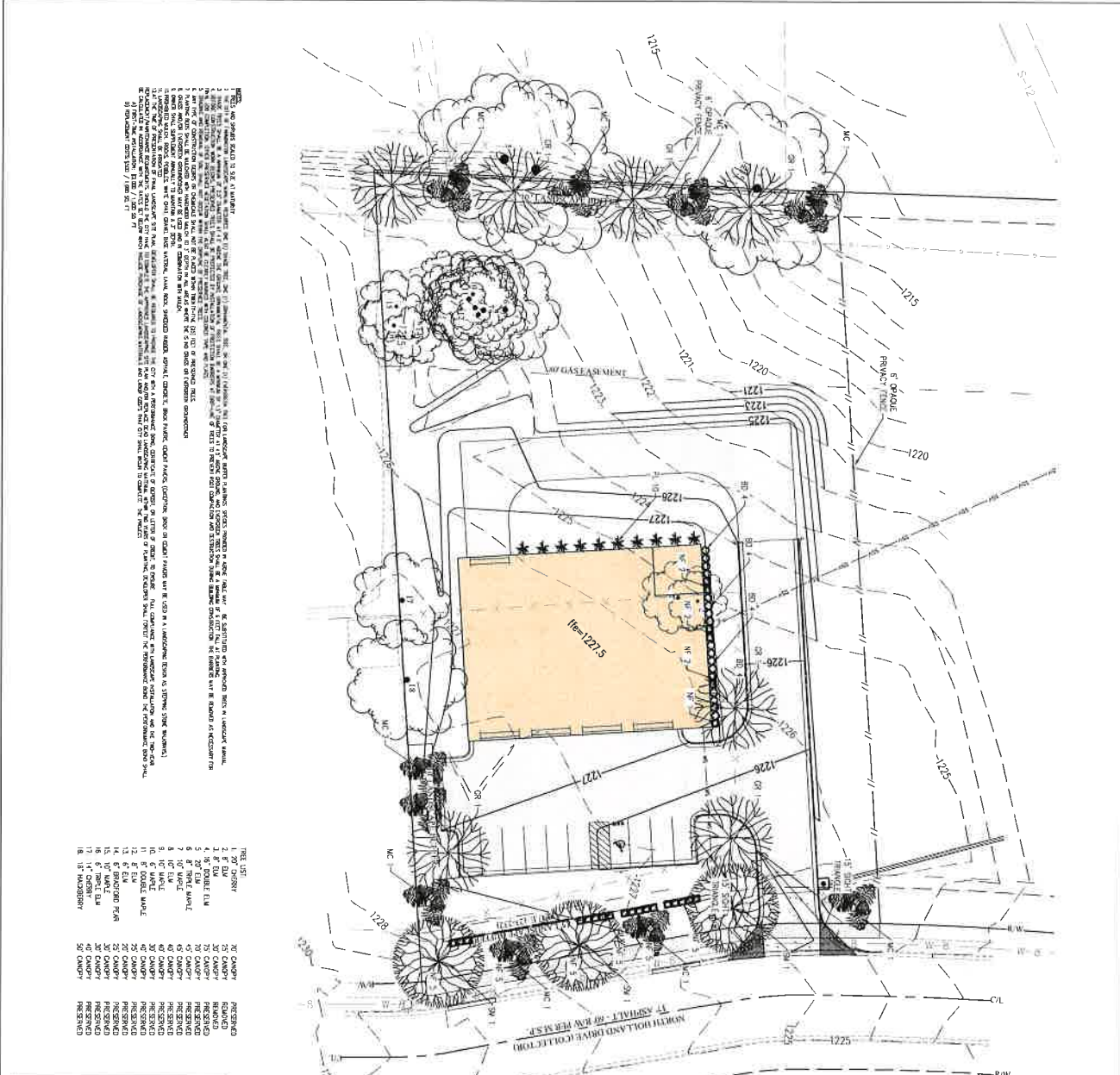
REVISIONS
 NO. DESCRIPTION DATE
 01 SUBMITTAL 06/27/2018
 02 REVISIONS PER 10/26/2018 ECONOMIC REVIEW 02/15/2019

DATE
 06/27/2018
 02/15/2019

Bates & Associates, Inc.
 Civil Engineering & Surveying
 7290 S Pleasant Ridge Ct
 Fayetteville, Arkansas 72704 Phone: 479.442.9330 Fax: 479.521.8352

**HOLLAND SHOP BUILDING
 LARGE SCALE DEVELOPMENT PLANS
 GRADING & EROSION CONTROL PLAN
 FARMINGTON, ARKANSAS**

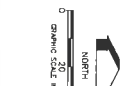
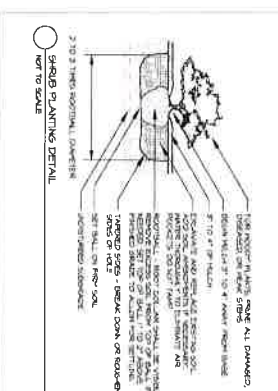
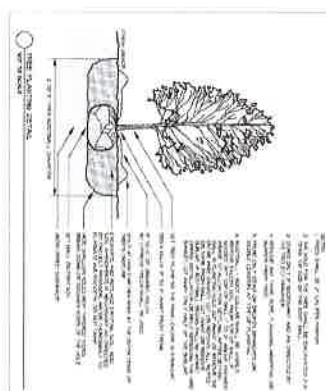
ROBERT J. BATES
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF ARKANSAS
 LICENSE NO. 14878



1. THE LANDSCAPE ARCHITECT HAS CONDUCTED VISUAL ANALYSIS OF THE PROPOSED DEVELOPMENT AND HAS IDENTIFIED AREAS WHERE VISUAL IMPACTS MAY BE SIGNIFICANT. VISUAL IMPACT ANALYSIS IS A QUALITATIVE ASSESSMENT OF THE VISUAL EFFECTS OF A PROPOSED DEVELOPMENT ON THE SURROUNDING ENVIRONMENT. VISUAL IMPACT ANALYSIS IS NOT A SUBSTITUTE FOR VISUALIZATION. VISUALIZATION IS THE MOST EFFECTIVE WAY TO UNDERSTAND VISUAL IMPACTS. VISUALIZATION CAN BE PROVIDED THROUGH ARCHITECTURAL RENDERINGS, PERSPECTIVE DRAWINGS, AND PHOTO MONTAGES. VISUALIZATION SHOULD BE PROVIDED FOR ALL AREAS WHERE VISUAL IMPACTS ARE EXPECTED TO BE SIGNIFICANT. VISUALIZATION SHOULD BE PROVIDED FOR ALL AREAS WHERE VISUAL IMPACTS ARE EXPECTED TO BE SIGNIFICANT. VISUALIZATION SHOULD BE PROVIDED FOR ALL AREAS WHERE VISUAL IMPACTS ARE EXPECTED TO BE SIGNIFICANT.

- PLANT LIST
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 - 49. 2" ELM
 - 50. 2" ELM

PLANT LIST	COMMON NAME / BOTANICAL NAME	ROOT/VN. SIZE NOTES
01	2" ELM	2" DIA.
02	2" ELM	2" DIA.
03	2" ELM	2" DIA.
04	2" ELM	2" DIA.
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Bates & Associates, Inc.
 www.batesinc.com
 Civil Engineering & Surveying
 7290 S. Pleasant Ridge Dr.
 Fayetteville, Arkansas 72705
 Phone: 479.442.3300 Fax: 479.521.9250

HOLLAND SHOP BUILDING
 LARGE SCALE DEVELOPMENT PLANS
 LANDSCAPE PLAN
 FARMINGTON, ARKANSAS

REVISIONS	DATE
1.1 SUBMITTAL	02/15/17
REVISION FOR 10/16/16 TECHNICAL REVIEW	11/16/16

REGISTERED PROFESSIONAL ENGINEER
 STATE OF ARKANSAS
 No. 101578
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Agenda Item 4. C

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.

David Frye
 Applicant: American Residential Group Day Phone: 479-301-6639
P.O. Box 10560
 Address: Fayetteville, AR 72703 Fax: _____
 Representative: Geoff Bates Day Phone: 479-442-9350
7230 S. Pleasant Ridge Drive
 Address: Fayetteville, AR 72704 Fax: _____
 Property Owner: Rausch Coleman Homes LLC Day Phone: 479-445-9090
PO Box 10560
 Address: Fayetteville, AR 72703 Fax: _____

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

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

For office use only:
 Fee paid \$ 500.00 Date 9-22-20 Receipt # 269809

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

Property Description
 Site Address -- 300 N. Holland Drive
 Current Zoning -- C-2
 Attach legal description

*Holland Shop
Building*

Financial Interests

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

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.*

David Frye Date 9-22-2020
 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.)*

David Frye Date 9-22-2020
 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.	X		
2. Payment of application fee.	X		
3. A descriptive statement of the objective(s) for the new facility or material modification and the need for the type of facility and/or capacity requirements.	X		
4. Fifteen (15) copies of the site plan folded to a size of no greater than 10" X 10 ½ ".	X		
5. List of adjacent property owners and copy of notification letter sent. *	X		
6. White receipts from post office and green cards from registered letters (at least 7 days prior to the meeting).		X	Will be Provided
7. Proof of publication of public hearing notice, should be published a minimum of 10 days prior to planning commission meeting (proof must be provided at least 7 days prior to the meeting).		X	Will be Provided
The Following Shall Appear on the Site Plan:			
1. Names, addresses and telephone numbers of the record owners, applicant, surveyor, architect, engineer and person preparing the plat.	X		
2. Names, addresses and property lines and zoning of all property owners adjacent to the exterior boundaries of the project including across streets and rights of way shall be located at the general location of their property.*	X		
3. North arrow, graphic scale, acreage, date of preparation, zoning classification and proposed use.	X		
4. Complete and accurate legend.	X		
5. Title block located in the lower right hand corner indicating the name and type of project, scale, firm or individual preparing drawings, date and revision.	X		
6. Note regarding wetlands determination, if any. Note if Army Corps of Engineers determination is in progress.	X		
7. Written legal description. (If the project is in more than one tract the legal for each individual tract must be provided.)	X		
8. P.O.B. from a permanent well-defined reference point, P.O.B. must be clearly labeled.	X		
9. Clear representation of the FEMA Designated 100-year Floodplain and or Floodway and base flood elevations. Reference the FIRM panel number and effective date and the Corps of Engineers Flood Hazard Study.	X		
10. Status of regulatory permits:		X	Will be Provided
a. NPDES Storm water Permit			
b. 404 Permit			
c. Other			
11. Provide a benchmark, clearly defined with a precision of 1/100 th of a foot. This benchmark must be tied to NAVD 88 datum; Benchmarks include but are not limited to, the following: fire hydrant, manhole rim, drainage structure	X		

abutment, etc.			
12. Spot elevations at grade breaks along the flow line of drainage swales.	X		
13. A general vicinity map of the project at a scale of 1" = 2000'	X		
14. The location of all existing structures. Dimensions of buildings and setbacks from the building to property lines.	X		
15. Street right-of-way lines clearly labeled. The drawing shall depict any future ROW needs as determined by the AHTD and/or Master Street Plan. Future ROW as well as existing ROW and center lines should be shown and dimensioned.	X		
16. Existing topographic information with source of the information noted. Show:	X		
a. Two foot contour for ground slope between level and ten percent.			
b. Four foot contour interval for ground slope exceeding 10%.			
17. Preliminary grading plan.			
Existing Utilities and Drainage Improvements (Copy of the Drainage Criteria Manual can be obtained from the City of Farmington)			
1. Show all known on site and off-site existing utilities, drainage improvements and easements (dimensioned) and provide the structures, locations, types and condition and note them as "existing" on the plat.	X		
2. Existing easements shall show the name of the easement holder, purpose of the easement, and book and page number for the easement. If an easement is blanket or indeterminate in nature, a note to this effect should be placed on the plan.	X		
Proposed Utilities			
1. Regarding all proposed storm sewer structures and drainage structures:			
a. Provide structure location and types.	X		
b. Provide pipe types and sizes.	X		
2. Regarding all proposed sanitary sewer systems			
a. Provide pipe locations, sizes and types.	X		
b. Manhole locations.	X		
3. Note the occurrence of any previous sanitary sewer overflow problems on-site or in the proximity of the site	X		
4. If a septic system is to be utilized, note that on the plat. Show the location and test data for all percolation tests.		X	N/A
5. Regarding all proposed water systems on or near the site:			
a. Provide pipe locations, sizes and types.	X		
b. Note the static pressure and flow of the nearest hydrant.		X	Will be Provided when available
c. Show the location of proposed fire hydrants, meters, valves, backflow preventers and related appurtenances.	X		
6. All proposed underground or surface utility lines if determined: (this category includes but is not limited to telephone, electrical, natural gas and cable.)			
a. Locations of all related structures.	X		
b. Locations of all lines above and below ground.	X		
c. A note shall be placed where streets will be placed under the existing overhead facilities and the	X		

approximate change in the grade for the proposed street.			
7. The width, approximate locations and purposes of all proposed easements or rights-of-way for utilities, drainage, sewers, flood control, ingress/egress or other public purposes within and adjacent to the project.	X		
Proposed and Existing Streets, Rights-of-way and Easements			
1. The location, widths and names (avoid using first names of people for new streets) of all existing and proposed streets, allies, paths and other rights-of-way, whether public or private within and adjacent to the project; private easements within and adjacent to the project; and the centerline curve data; and all curb return radii. Private streets shall be clearly identified and named.	X		
2. A layout of adjoining property sufficient detail to show the affect of proposed and existing streets (including those on the master street plan), adjoining lots and off-site easements. This information can be obtained from the Master Street Plan.	X		
3. The location of all existing and proposed street lights (at every intersection, cul-de-sac and every 300 feet, and associated easements to serve each light.)	X		
Site Specific Information			
1. Provide a note describing any off site improvements.	X		
2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project.	X		
3. The location of known existing or proposed ground leases or access agreements, if known. (e.g. shared parking lots, drives, areas of land that will be leased.)	X		
4. The location of all known potentially dangerous areas, including areas subject to flooding, slope stability, settlement, excessive noise, previously filled areas and the means of mitigating the hazards (abatement wall, signage, etc.)	X		
5. The boundaries, acreage and use of existing and proposed public area in and adjacent to the project. If land is to be offered for dedication for park and recreation purposes it shall be designated.	X		
6. For large scale residential development, indicate the use and list in a table the number of units and bedrooms.		X	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.)	X		
8. The location and size of existing and proposed signs, if any.		X	No sign proposed
9. Location and width of curb cuts and driveways. Dimension all driveways and curb cuts from side property line and surrounding intersections.	X		
10. Location, size, surfacing, landscaping and arrangement of parking and loading areas. Indicate pattern of traffic flow; include a table showing required, provided and handicapped accessible parking spaces. (Large Scale Developments only.)	X		
11. Location of buffer strips, fences or screen walls, where required (check the zoning ordinance).	X		
12. Location of existing and proposed sidewalks.	X		
13. Finished floor elevation of existing and proposed structures.	X		
14. Indicate location and type of garbage service (Large Scale	X		Roll-off carts

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

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

RECEIPT

DATE 9-22-2020

No. 269809

RECEIVED FROM

Bates & Associates

\$525.00

Five hundred twenty five & no/100 DOLLARS

- FOR RENT
- FOR

Large Scale & Variance - 300 N. Holland

ACCOUNT

PAYMENT

BAL. DUE

525.00
0

- CASH
- CHECK
- MONEY ORDER
- CREDIT CARD

FROM

TO

BY

B. Coleman

3-11

ck#
17255

LEGAL DESCRIPTION: (PER TRACT SPLIT 2012-22090)

A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S01°49'34"W 252.84' TO A POINT ON THE WEST RIGHT-OF-WAY OF NORTH HOLLAND DRIVE THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING: S24°52'50"W 79.38', ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1030.00' FOR A CHORD BEARING AND DISTANCE OF S12°21'50"W 446.45', S00°09'09"E 15.22', ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 180.00' FOR A CHORD BEARING AND DISTANCE OF S05°12'19"E 31.71', S10°15'28"E 115.96', ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 120.00' FOR A CHORD BEARING AND DISTANCE OF S08°29'18"E 7.41' TO AN EXISTING PK NAIL, THENCE LEAVING SAID RIGHT-OF-WAY S86°28'30"W 334.00' TO AN EXISTING REBAR, THENCE N02°35'23"E 172.30' TO AN EXISTING REBAR, THENCE N01°51'50"E 791.81', THENCE S88°03'56"E 412.45' TO THE POINT OF BEGINNING, CONTAINING 7.66 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.



**Bates &
Associates, Inc.**

Civil Engineering & Surveying

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

September 22, 2020

Planning Commission
City of Farmington
354 W. Main Street
Farmington, AR 72730

RE: Holland Shop Large Scale Development – Project Letter

Dear Planning Commission,

The Applicant, Rausch Coleman Homes, proposes a new building to house maintenance and construction equipment at 300 N. Holland Drive. The building will also contain 400 sq. ft. of private office. The boundary of this property is shown on a Tract Split found in Book 2012 at Page 22090. The current parcel lines per Washington County GIS do not reflect the boundary as found on said Tract Split, as the deed has not been transferred. The overall property property per said Tract Split is 7.66 acres, and the proposed development will only be on the southern portion of said property, encompassing 1.36 acres.

As part of the Large Scale Development, a parking lot, gravel drive, grading/drainage improvements, and landscaping will be provided.

The Applicant will also request a variance from the required number of parking spaces. Per C-2 Zoning requirements, 16 spaces are required. The Applicant is proposing 10 total spaces due to the fact this this development will not be accessed by the public and will have no more than 7 employees.

Sincerely

Bates & Associates, Inc

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



**Bates &
Associates, Inc.**

Civil Engineering · Land Surveying · Landscape Architecture

7230 Pleasant Ridge Dr. / Fayetteville, AR 72704

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

September 22, 2020

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

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

300 N. Holland Drive

Location

Rausch Coleman Homes, LLC

Owned by

NOTICE IS HEREBY GIVEN THAT an application has been filed for LARGE SCALE DEVELOPMENT at the above property. The proposed development will consist of a 7500 sq. ft. Commercial building with associated parking, drainage, & landscape improvements.

The Applicant is also requesting a variance from the required number of parking spaces.

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

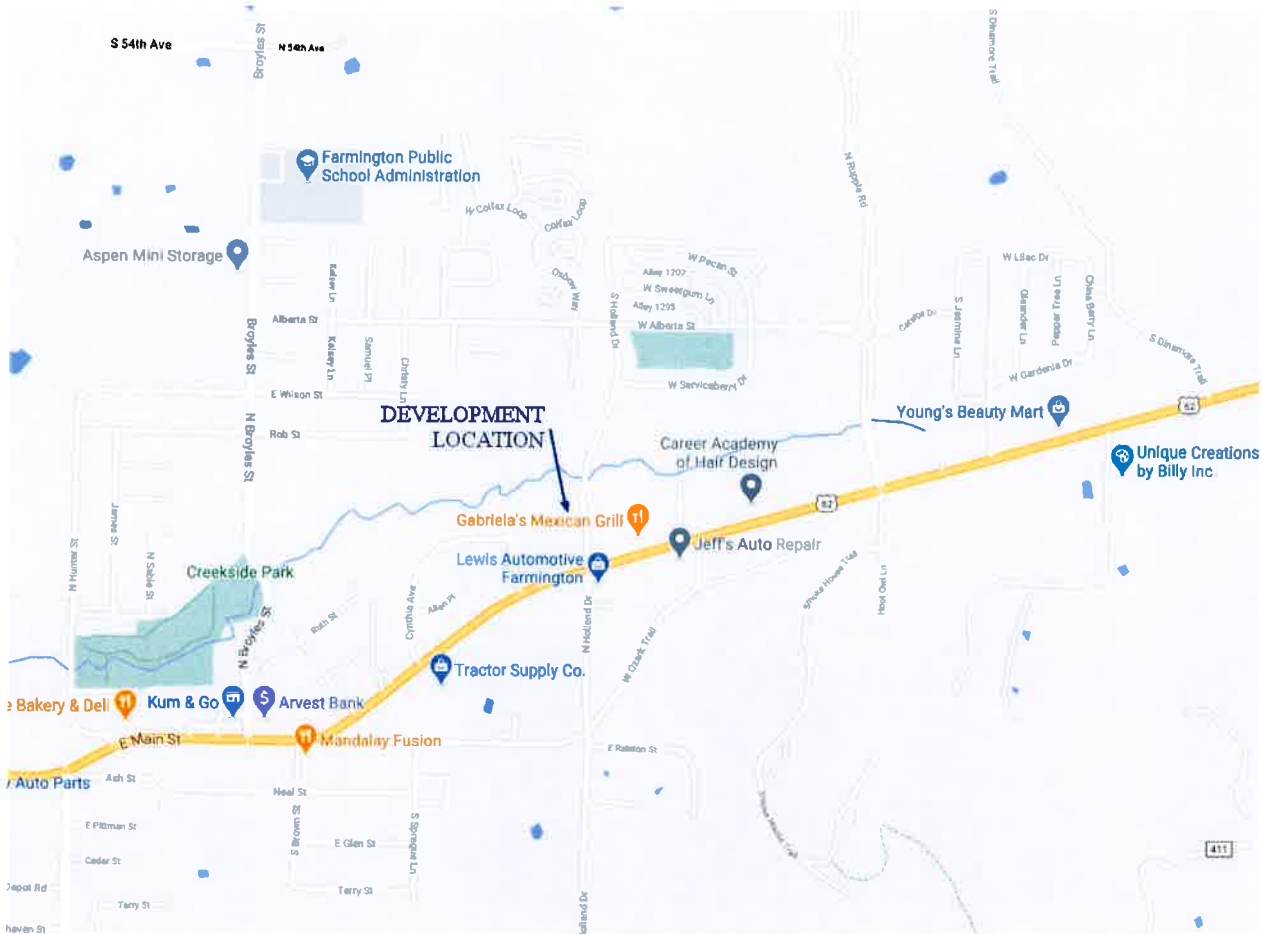
All parties interested in this matter may appear and be heard at said time and place; or may notify the Planning Commission of their views on this matter by letter. All persons interested in this request are invited to call or visit the City Business Manager at City Hall, 354 W. Main, 479-267-3865.

Geoffrey Bates, P.E.

President of Engineering

Bates & Associates, Inc.

Vicinity Map





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

7230 Pleasant Ridge Dr. / Fayetteville, AR 72704

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

September 22, 2020

RE: Holland Shop 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 Friday, October 9. Please provide us with an affidavit of publication when the notice has run.

NOTICE OF PUBLIC MEETING

An application for a LARGE SCALE DEVELOPMENT and VARIANCE at the property described below has been filed with the City of Farmington on 22nd Day of September, 2020.

LEGAL DESCRIPTION: (PER TRACT SPLIT 2012-22090)

A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S01°49'34"W 252.84' TO A POINT ON THE WEST RIGHT-OF-WAY OF NORTH HOLLAND DRIVE THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING: S24°52'50"W 79.38', ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1030.00' FOR A CHORD BEARING AND DISTANCE OF S12°21'50"W 446.45', S00°09'09"E 15.22', ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 180.00' FOR A CHORD BEARING AND DISTANCE OF S05°12'19"E 31.71', S10°15'28"E 115.96', ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 120.00' FOR A CHORD BEARING AND DISTANCE OF S08°29'18"E 7.41' TO AN EXISTING PK NAIL, THENCE LEAVING SAID RIGHT-OF-WAY S86°28'30"W 334.00' TO AN EXISTING REBAR, THENCE N02°35'23"E 172.30' TO AN EXISTING REBAR, THENCE N01°51'50"E 791.81', THENCE S88°03'56"E 412.45' TO THE POINT OF BEGINNING, CONTAINING 7.66 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

Layman's Description:

300 N Holland Dr Farmington AR

The Applicant requests a commercial development, consisting of one 7500 sq. ft. building, as well as associated parking lot, paving, landscape and drainage improvements. The Applicant has also requested a Variance for a reduction in the parking requirement.

A public meeting to consider this request for a Commercial Development at the above described property will be held on the 26th day of October 2020, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

Sincerely,

Jason Young
Project Manager
Bates & Associates, Inc.



**Bates &
Associates, Inc.**

Civil Engineering & Surveying

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

September 22, 2020

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

RE: Holland Shop Large Scale Development

Dear City Staff,

Please see the attached Parcel Map and list of Adjoining Property owners for the Holland Shop Large Scale Development. The adjacent owners are shown per the boundary found on a Tract Split found in Book 2012, Page 22090

1)PARCEL #760-01406-001
FARM STRONG LLC
PO BOX 424
FARMINGTON, AR 72730
ZONED: C-2

2)PARCEL #760-01406-000
KENNETH RUE INC
PO BOX 779
FARMINGTON, AR 72730
ZONED: C-2

3)PARCEL #760-00938-000
ZIMMERMAN, DEBRA L
122 N BARBARA ST
FARMINGTON, AR 72730-3002
ZONED: R-1

4)PARCEL #760-00937-000
BOLLER, ROBERTA L
130 N BARBARA ST
FARMINGTON, AR 72730
ZONED: R-1

5)PARCEL #760-03868-000
RAUSCH COLEMAN HOMES LLC
PO BOX 10560
FAYETTEVILLE, AR 72703-0044
ZONED: C-2

6)PARCEL #760-03869-000
ALBERTA INVESTMENTS LLC
PO BOX 10560
FAYETTEVILLE, AR 72703
ZONED: C-2

7)PARCEL #765-25767-000
BAILEY, MARY KATHERYN
1481 S HOLLAND DR
FAYETTEVILLE, AR 72704
ZONED: RPZD (FAYETTEVILLE)

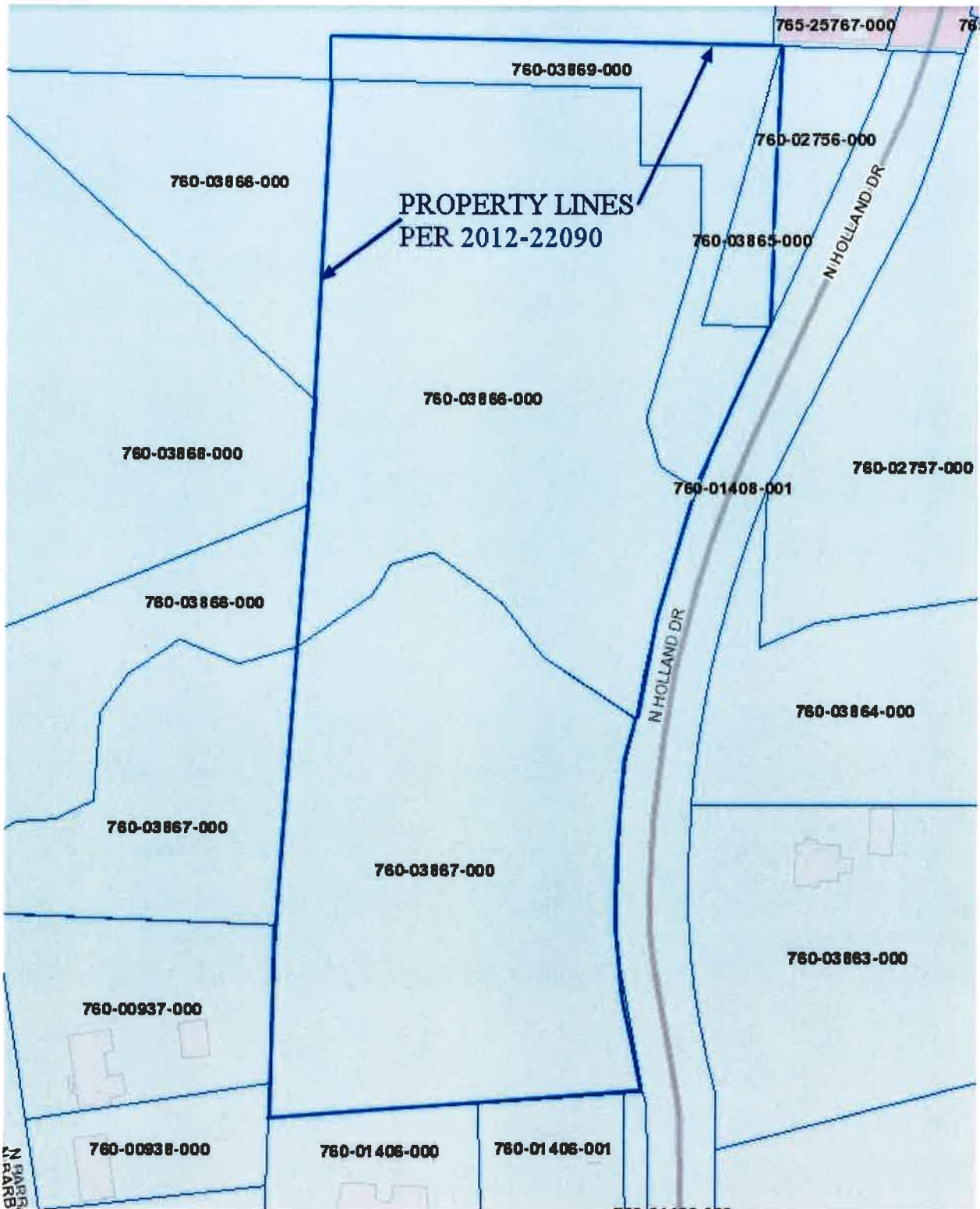
8)PARCEL #760-02756-000
WALNUT CROSSING
PROPERTY OWNERS ASSOCIATION
PO BOX 1348
FARMINGTON, AR 72730
ZONED: C-2

9)PARCEL #760-02757-000
WALNUT CROSSING
PROPERTY OWNERS ASSOCIATION
PO BOX 1348
FARMINGTON, AR 72730
ZONED: R-1

10)PARCEL #760-01408-001
CITY OF FARMINGTON
PO BOX 150
FARMINGTON, AR 72730
ZONED: R/W

11) PARCEL #760-03864-000
RAUSCH COLEMAN HOMES LLC
PO BOX 10560
FAYETTEVILLE, AR 72703-0044
ZONED: C-2

12) PARCEL #760-03863-000
RAUSCH COLEMAN HOMES LLC
PO BOX 10560
FAYETTEVILLE, AR 72703-0044
ZONED: C-2



U.S. Postal Service™
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Farmington, AR 72730

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<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

Postage \$0.55

WALNUT CROSSING
PROPERTY OWNERS
ASSOCIATION
PO BOX 1348
FARMINGTON, AR 72730

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

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RAUSCH COLEMAN HOMES LLC
PO BOX 10560
FAYETTEVILLE, AR 72703-0044

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

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1481 S HOLLAND DR
FAYETTEVILLE, AR 72704

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

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Postage \$0.55

BOLLER, ROBERTA L
130 N BARBARA ST
FARMINGTON, AR 72730

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

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

Postage \$0.55

ALBERTA INVESTMENTS LLC
PO BOX 10560
FAYETTEVILLE, AR 72703

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

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

Postage \$0.55

ZIMMERMAN, DEBRA L
122 N BARBARA ST
FARMINGTON, AR 72730-3002

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

7020 0090 0001 0566 6596

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

Postage \$0.55

KENNETH RUE IN
PO BOX 779
FARMINGTON, AR 72730



7020 0090 0001 0566 6602

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FARM STRONG LLC
PO BOX 424
FARMINGTON, AR 72730



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Postage \$0.55

CITY OF FARMINGTON
PO BOX 150
FARMINGTON, AR 72730



CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: David Frye, American Residential Group

Date: 10/6/2020

Project Name: Holland Shop Building

Engineer/Architect: Bates and Associates, Inc.

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

Representing: PGTelco / Zing Broadband

Name: Shane Bell

Phone: 479-841-0980

Email: sbell@pgtc.com

PGTelco has no comments on this project.

Received By: _____

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

Applicant: David Frye, Residential Group

Date: 10/06/2020

Project Name: Holland Shop Building

Engineer/Architect: Bates & Associates

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

Representing: City of Farmington Name: Melissa McCarville

1. Engineering fees will accumulate as the development continues. We will bill the engineer or the developer monthly.
2. Adjacent property owners must be notified by certified mail; receipts should be submitted by one week prior to the Planning Commission meeting.
3. An advertisement regarding development plan should be in the paper no later than 10 days prior to the planning commission meeting. Proof of publication must be provided when it is available.
4. The revised plan must be submitted by next Tuesday, October 13th by noon. The City requires 15 copies for planning commission. The Planning Commission needs only a site 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.
6. Planning Commission meeting will be **Monday, October 26, 2020 at 6:00 pm**. We are currently doing our meetings virtual. Please provide me with email addresses for whoever wants to participate in that meeting. My email is melissamccarville@cityoffarmington-ar.gov. A link for the meeting will be sent out closer to the date. Please watch our Facebook page and website for details. My email is melissamccarville@cityoffarmington-ar.gov.

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

Applicant: David Frye, American Residential Group

Date: October 6, 2020

Project Name: Holland Shop Building LSD

Engineer/Architect: Bates & Associates, 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. Flood Plain: A new detailed study has been performed on all of the regulatory floodplain in the City. This study is in the process to be accepted by FEMA. This study needs to be shown on the LSD along with the current regulatory flood plain that is already shown. You can get the latest study from the City's Flood Plain Administrator, James Geurtz with EDA at jrg@eda-pa.com.
3. The finished floor elevation will have to be 2' above the 100 Year WSE from the latest study.
4. This development will require a Floodplain Development Permit.
5. The gravel drive in the back of the building is not acceptable by the Grading Ordinance. All drives and parking lots must be constructed with dust free surfaces.
6. Your parking calculation show that you are not meeting the minimum required parking. Are you requesting a variance of the parking ordinance?
7. The existing damaged concrete sidewalk will have to be replaced along the frontage of this property.
8. The flow from the parking lot will not be allowed to be directed toward the street. Provide a drainage way from the site to the creek.
9. The existing sidewalk in the new drive will have to be reconstructed to accept the traffic loads. Provide a detail from this drive entrance.
10. Drainage Report:
 - Making the statement that the use of a detention pond would increase the peak flow of the creek is not sufficient. You must have calculations that prove this is the case. Please follow the procedures that you have recently done for another project in Farmington. This complete study should have been included in the submittal. In the future, the project will be tabled if the submittal is incomplete.
 - Verify that the temporary structures shown on the site are not included as predevelopment imperious area.
 - The upstream offsite area is not drawn correctly according to the contours.

- The post development T_c is not calculated correctly. Your site plan shows a swale on the southside of the proposed building. The flow in this swale is channel flow, not shallow concentrated flow.

Received By: _____



Farmington Fire Department

To: David Frye
From: William Hellard Fire Chief
Re: Holland Shop Building
Date: 10-6-20

The access to road to the north will have to be labelled as a fire lane. If a gate will be built it needs to be a manual gate with a lock that can be opened with bolt cutters. If an electric fence is put into place, arrangements will need to be made for fire department access.

William Hellard
City of Farmington
Fire Chief

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

Applicant: David Frye, American Residential Group

Date: October 6, 2020

Project Name: Holland Shop Building LSD

Engineer/Architect: Bates & Associates, 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. **NOTED**

FARMINGTON STUDY
ADDED TO GRADING PLAN.
THE FLOODPLAIN LINE IS
PUSHED TO THE NORTH

2. Flood Plain: A new detailed study has been performed on all of the regulatory floodplain in this study is in the process to be accepted by FEMA. This study needs to be the LSD along with the current regulatory flood plain that is already shown. You latest study from the City's Flood Plain Administrator, James Geurtz with EDA at jrg@eda-pa.com.

3. The finished floor elevation will have to be 2' above the 100 Year WSE from the latest study.

4. This development will require a Floodplain Development Permit.

GRAVEL REMOVED

drive in the back of the building is not acceptable by the Grading Commission. All drives and parking lots must be constructed with dust free surfaces.

FFE= 1227.5
BFE (FARMINGTON)= 1217.5

6. Your parking calculation show that you are not meeting the minimum required parking. Are you requesting a variance of the parking ordinance?

VARIANCE REQUESTED,
APPLICATION INCLUDED

7. The existing sidewalk along the frontage of this property. **PROPOSED NEW SIDEWALK ALONG SECTION OF FRONTAGE** to be replaced along the frontage of this

8. The flow from the parking lot will not be allowed to be directed toward the street. Provide a drainage way from the site to the creek. **ADDED CURB INLET**

9. The existing sidewalk in the new drive will have to be reconstructed to meet vehicle loads. Provide a detail from this drive entrance.

DETAILS WILL BE ADDED
DURING CONSTRUCTION
LEVEL REVIEW, NOTE
ADDED TO REPLACE
SIDEWALKS

10. Drainage Report:

NORTH FORK
FARMINGTON BRANCH
STUDY ADDED TO DR

Making the statement that the use of a detention pond would not be sufficient. You must have calculations that prove this is the case. Please follow the procedures that you have recently done for another project in Farmington. This complete study should have been included in the submittal. In the future, the project will be tabled if the submittal is incomplete.

TEMP STRUCTURES ARE
NOT INCLUDED

Verify that the temporary structures shown on the site are not included as predevelopment imperious area.

The upstream offsite area is not drawn correctly according to the contours.

CORRECTED UPSTREAM
AREA T SPLIT BUILDING AS
DISCUSSED IN TECH
REVIEW

TC CORRECTED ON POST
TC CALCS TO ACCOUNT
FOR CHANNEL FLOW



Farmington Fire Department

To: David Frye
From: William Hellard Fire Chief
Re: Holland Shop Building
Date: 10-6-20

The access to road to the north will have to be labelled as a fire lane. If a gate will be built it needs to be a manual gate with a lock that can be opened with bolt cutters. If an electric fence is put into place, arrangements will need to be made for fire department access.

William Hellard
City of Farmington
Fire Chief

FIRE LANE ADDED