



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

PLANNING COMMISSION AGENDA

November 22, 2021

**A meeting of the Farmington Planning Commission will be held on
Monday, *November 22, 2021* at 6:00 p.m. at City Hall
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes –October 25, 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. **Preliminary Plat –Bethel Elm Subdivision**
Property owned by: MRS Enterprises, LLC
Property Location: SE of intersection of Little Elm Rd. & Bethel Blacktop Rd.
Presented by: Blew & Associates
 - B. **Discuss the Park Plan**

Planning Commission Minutes October 25, 2021 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
Chad Ball
Keith Macedo
Gerry Harris
Judy Horne, via zoom
Howard Carter
Bobby Wilson
Jay Moore

ABSENT

City Employees Present: Melissa McCarville, City Business Manager; Chris Brackett, City Engineer; Mayor, Ernie Penn; Steve Tennant, City Attorney

2. Approval of Minutes: September 27, 2021 meeting minutes were approved as written.

3. Comments from Citizens: none

Public Hearings:

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

Justin Jorgensen was present to discuss the request and reminded that their request had been tabled at the September 27 meeting due to the revised Land Use Plan that was in process. He gave reasons he thought their request would fit with the new LUP: The land is flat with a slight slope. They believe it fits into the surrounding properties. The property has R-1 zoning nearby, and is on a collector highway (Hwy 170).

Melissa McCarville said zoning across the street is R-1 and to north are some even smaller parcels. Highway 170 is to be a collector and it's not unusual to have this type of density in relation to the highway.

Public comment: None

Chad Ball stated that the revised Land Use Plan indicates this area as low density and City Council approved the LUP. He also stated that there is agricultural use in the surrounding properties. He felt there could also be drainage issues from runoff on Kessler Mountain into this area and that lower density would be more appropriate.

Jay Moore brought up a point of Wolfdale already having issues, and he also felt RE-1 zoning would be a better fit than R-1.

Having no further discussion, Robert Mann called the question to approve the rezoning of property located at 12650 N. Hwy 170 from A-1 to R-1. Upon roll call, the motion failed 6 "No" votes and 1 "Yes" vote by Gerry Harris.

Melissa explained that they can't return to the Planning Commission with a rezoning proposal for one year. However, they can appeal the Planning Commission's decision at a City Council meeting.

4B. Preliminary Plat- Wagon Wheel West property located at 11828 Clyde Carnes Rd; property owned by Riggins Construction as presented by ESI:

Blake Murray of ESI was present to discuss the request. This phase of construction will have 123 buildable single-family lots. The Wagon Wheel development will have to connection points to Clyde Carnes Road and eventually will connect with a subdivision to the north. Drainage for this project runs from north to south and discharges through an 8x4 foot box culvert that runs under Clyde Carnes. There will be two connections to run sewer and water. There are no zoning changes from current R-1. Mr. Murray said they had received a copy of Chris Brackett's recommendations shown below.

Chris Brackett read his memo with recommendations as follows:

"The Preliminary Plat for the Wagon Wheel 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 the utility plans must be reviewed and approved by the Fire Department. The traffic circle fire truck turning movements currently show conflicts with the curb. The radius will have to be adjusted to accommodate the design truck.
2. The water and sewer improvements must be reviewed and approved by Washington Water Authority, the City of Fayetteville Engineering Department and the Arkansas Department of Health prior to construction plan approval.
3. Payment in lieu of Park Land Conveyance will be required for this subdivision at \$600 per single family unit. This fee will be \$73, 800 for the 123 lots.
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 any mass grading on the site. The owner, their engineering consultant, and their contractor responsible for the best management practices will be required to attend this conference.
5. After a final review set of plans and drainage report has been approved by Olsson, the applicant should submit to the City two (2) sets of full size plans and three (3) sets of half size plans, and two (2) copies of the final drainage report that have been sealed by the engineer of record for final approval and distribution."

Chad Ball had concern about parking on streets. However, there will be no restricted parking unless required by City Ordinances or request from the Fire Department.

Water and sewer will be connected to a lift station that will connect into lines up north. This will be done through an easement off of Pennsylvania Avenue.

Bobby Wilson was concerned about adequate drainage because there is very often road flooding in the Clyde Carnes, Appleby Road, and Spring Mountain Road area.

Public comment:

Diane Bryant -11761 E. Creek Lane: Will there be sidewalk access to the High School? Clyde Carnes will have sidewalks on both sides of the road but there will be no sidewalk connections to the High School property because the school administration does not want it because of safety purposes and pedestrian traffic control.

Tommy Johnson- 441 Driftwood Drive: He is concerned with flooding and the amount of existing drainage that would increase with development because there was already a “massive amount of water” in that area prior to this development. He hoped there was sufficient planning for drainage for the homes there.

Jill Toering- 306 Claybrook: What will the lot sizes be to the back of Twin Falls? She feels like they should be larger next to the very large 1+ acre lots in Twin Falls.

Mr. Murray of ESI said a transition did not matter because none of their proposed subdivision lots are adjacent to Twin Falls properties.

It was clarified that, yes, many Wagon Wheel lots are directly adjacent to Twin Falls lots on Orchard Creek. Judy Horne reminded the Commissioners that this inappropriate transitioning between very large lots and much smaller lots needs to be addressed when possible zoning changes are studied at the next work session. She noted that many Orchard Creek lots will have two houses behind their property and this is unacceptable. She further questioned why other Planning Commissions in surrounding cities seemed able to negotiate such things as this with developers while we seem unable to do so.

However, at the moment, Wagon Wheel’s R-1 zone is the next zone size down from larger estate-size zoning and there is no legal authority to deny this Preliminary Plat request with two homes behind one Twin Falls home and this could be appealed by the developer.

It was pointed out that Twin Falls was developed while in the County and was annexed into the City limits. When it was out in the County the lots were larger in part for septic requirements. When brought into the City, this did not change. Jill Toering stated that Twin Falls should not be penalized for having been built when land was in the County and then later annexed by Farmington. She further noted that developers most often use the smallest minimum lot size they can get away with in any zone, as they have done in this subdivision.

Chris Brackett, city’s engineer, said that the City of Fayetteville takes all surrounding properties into consideration when it makes its calculations regarding adequacy of a proposed sewer system.

Keith Macedo said it would be helpful to have a checklist available to Commissioners to guide them through considerations such as these.

Having no further discussion, Robert Mann called the question to approve the Preliminary Plat subject to Chris Brackett’s memo. Upon roll call, the motion passed with 6 “Yes” votes and 1 “No” vote by Bobby Wilson.

4C. Large Scale Development at Farmington Jr. High located at 42 S. Double Springs Rd. - owned by Farmington Jr. High as presented by Bates & Associates:

Geoff Bates was present to discuss the request. This will add two new buildings with no demolition of existing structures. It does not provide additional parking since it is a junior high, with no student drivers. He said he had received a copy of City Engineer Brackett’s memo.

Chris Brackett read his memo with recommendations:

“The Large Scale Development Plan for the Farmington Jr. High Expansion has been reviewed and it is our opinion that the Planning Commission’s approval should be conditional on the following comments.

1. All connections to the water and sewer systems must be approved by the City of Fayetteville.
2. A completed Grading Permit Application and fee must be submitted prior to final approval of the plans. A preconstruction conference will be required prior to any mass grading on the site. The owner, their engineering consultant, and their contractor responsible for the best management practices will be required to attend this conference.
3. After a final review set of plans and drainage report has been approved by Olsson, the applicant should submit to the City two (2) sets of full size plans and three (3) sets of half size plans, and two (2) copies of the final drainage report that have been sealed by the engineer of record for final approval and distribution.

The following comments were not adequately addressed after Technical Plat Review and can be addressed in the construction plan submittal.

1. 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. Show the new ramp to the mid-block crossing.
2. The report indicated an increase in the post development flow in Basin 1. You must include an analysis that the downstream system (Highway 62 drainage) can accept this increase in flow. You must include an analysis of the existing drainage along the highway that shows that it has the capacity to accept the increase in flow from this development.”

In discussion about this development, it was noted that Double Springs is a Minor Arterial road with 70 foot width. Water drainage flows to the east; they have addressed the drainage issues and will get those corrected. They will be connecting the sidewalk to the handicap ramp.

The sidewalks have been improved all along Double Springs. Code calls for a 4' sidewalk and they put in a 5' but legally, they can't be required by the City to widen it to 6'. We do not have anything in our Ordinances addressing this. The City could appeal to the School Administration for a wider sidewalk but that would be up to them. Chad Ball noted that an additional foot would be very helpful for the safety of school children walking on Double Springs Road. He felt it should be addressed with Administration.

Public Comment: None

Having no further discussion, Robert Mann called the question to approve the Large Scale Development at Farmington Jr. High subject to Chris Brackett's memo conditions. Upon roll call, the motion passed unanimously.

4D. Variance- Tract Split for property located at 508 Drain Rd. - owned by Jordan and Sarah Huckeba as presented by Jordan & Sarah Huckeba:

Jordan and Sarah Huckeba were present to discuss the request. They requested a lot split in an A-1 zone, giving them a 2-acre lot and a 1-acre lot to the north. The reason for this request is that they had four acres of land and they had sold 1 acre off. This caused them to have to merge the two other tracts back together for a septic easement in order to help their neighbor. They hope to build another home in the future on one of their lots. Their septic easement is on the 2-acre lot which meets septic requirements.

Having no further discussion, Robert Mann called the question to approve the Variance for tract split at 508 Drain Rd. Upon roll call, the motion passed unanimously.

Other Business:

- 1) Public Hearing Set for Sidewalk Ordinance: Chad moved, seconded by Bobby to place the proposed revised Sidewalk Ordinance on the November PC Meeting agenda. Upon roll call, the motion was approved.
- 2) During the November Work Session it was decided to start looking into zoning issues.
- 3) There is a park survey online link available at the City's website as well as on its Facebook page. Commissioners were urged to take the survey.

5. Adjournment: Having no further business, the on-line/in-person Planning Commission meeting was adjourned.

Judy Horne - Secretary

Robert Mann - Chair

BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS

Jacob Rumski
Blew & Associates, PA
3825 N. Shiloh Drive
Fayetteville, Arkansas 72703

Washington County Planning Department
2615 S Brink Drive
Fayetteville, AR 72701

SUBJECT: Bethel Elm Subdivision Preliminary Plat Submittal

November 9, 2021

To Whom It May Concern:

Attached, Please Find the Following Items:

<u>Item</u>	<u>Quantity</u>
• Preliminary Plat Drawings	15 Copies
• Comment Response Letter	1 Copy

Storm Water Report has been sent via email.

Sincerely,



Jacob Rumski
Blew & Associates, PA

BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS

Peyton Earp
Blew & Associates, PA
3825 N. Shiloh Drive
Fayetteville, Arkansas 72703

City of Farmington Planning Department
354 W. Main
Farmington, AR 72730

SUBJECT: Bethel Elm Subdivision Preliminary Plat Submittal

September 21, 2021

To Whom It May Concern:

Attached, Please Find the Following Items:

<u>Item</u>	<u>Quantity</u>
• LSD/Subdivision Application Form	1 Copy
• Application Fee Payment	1 Check
• Preliminary Plat Drawings	15 Copies
• Letter of Intent	1 Copy
• Storm Water Report	1 Copy

Sincerely,



Peyton Earp
Blew & Associates, PA

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: Blew & Associates, P.A. Day Phone: (479) 443-4506
 Address: 5104 S. Pinnacle Hills Pkwy
Suite 1C, Rogers AR Fax: (479) 582-1883

Representative: _____ Day Phone: _____

Address: _____ Fax: _____

Property Owner: MRS Enterprises, LLC Day Phone: (479) 445-2571

Address: 797 N. Salem Rd, Ste 210
Fayetteville, AR 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 #
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Describe Proposed Property In Detail (Attach additional pages if necessary)

Property Description

Site Address -- SE of intersection of Little Elm Rd & Bethel Blacktop Rd.

Current Zoning -- AG/SF Residential 1 unit per Acre

Attach legal description

Financial Interests

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

MRS Enterprises LLC

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


 Applicant Signature

Date 9/21/2021

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.)*

Melissa Sims
 Owner/Agent Signature

Date 9/21/2021

LSD/Subdivision Application Checklist:

Yes No N/A, why?

	Yes	No	N/A, why?
1. Completed application form which includes: name and address of person preparing application, name and address of property owner, including written, notarized documentation to verify that the applicant has permission to locate on property, zoning district, size of property, postal address and tax parcel number.	X		
2. Payment of application fee.	X		
3. A descriptive statement of the objective(s) for the new facility or material modification and the need for the type of facility and/or capacity requirements.	X		
4. Fifteen (15) copies of the site plan folded to a size of no greater than 10" X 10 1/2 ".	X		
5. List of adjacent property owners and copy of notification letter sent. *	X		
6. White receipts from post office and green cards from registered letters (at least 7 days prior to the meeting).	X		
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		
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:			
a. NPDES Storm water Permit			X
b. 404 Permit			X
c. Other			X
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		

approximate change in the grade for the proposed street.			
7. The width, approximate locations and purposes of all proposed easements or rights-of-way for utilities, drainage, sewers, flood control, ingress/egress or other public purposes within and adjacent to the project.			
Proposed and Existing Streets, Rights-of-way and Easements			
1. The location, widths and names (avoid using first names of people for new streets) of all 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.			
2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project.			
3. The location of known existing or proposed ground leases or access agreements, if known. (e.g. shared parking lots, drives, areas of land that will be leased.)			
4. The location of all known potentially dangerous areas, including areas subject to flooding, slope stability, settlement, excessive noise, previously filled areas and the means of mitigating the hazards (abatement wall, signage, etc.)			X
5. The boundaries, acreage and use of existing and proposed public area in and adjacent to the project. If land is to be offered for dedication for park and recreation purposes it shall be designated.			X
6. For large scale residential development, indicate the use and list in a table the number of units and bedrooms.			X
7. For non-residential use, indicate the gross floor area and if for multiple uses, the floor area devoted to each type of use. (Large Scale Developments only.)			X
8. The location and size of existing and proposed signs, if any.			X
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 purposed sidewalks.	X		
13. Finished floor elevation of existing and purposed structures.			X
14. Indicate location and type of garbage service (Large Scale			X

File# 2021-00022739

After recording please return to:
Waco Title Company
2592 S. 48th St.
Springdale, AR 72762

**WARRANTY DEED
(UNMARRIED)**

File #: **2108005-131**

KNOW ALL MEN BY THESE PRESENTS:

That I, **David G. Johnson, 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 **MRS Enterprises LLC**, an Arkansas limited liability company, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the said **MRS Enterprises LLC**, an Arkansas limited liability company, hereinafter called GRANTEE(S) and unto its successors and assigns forever, the following lands lying in **Washington County, Arkansas** to-wit:

Part of the NW 1/4 of the NW 1/4 of Section 33, Township 16 North, Range 31 West Washington County, Arkansas, Beginning 495 feet North of the Southwest corner of the Northwest 1/4 of the Northwest 1/4; thence North 825 feet to the North line of the Northwest 1/4 of the Northwest 1/4; thence East 1320 feet to the East line of the Northwest 1/4 of the Northwest 1/4; thence South 825 feet; thence West 1320 feet to the point of beginning, containing 25 acres, more or less.

**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 its successors 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
2592 S. 48th St.
Springdale, AR. 72762

WITNESS my hand and seal on this 14 day of June, 2021.

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: _____

GRANTEE'S ADDRESS: _____

David G. Johnson
David G. Johnson

ACKNOWLEDGMENT

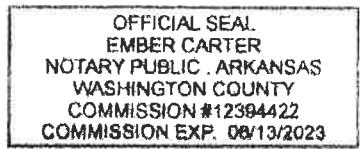
STATE OF AR)
COUNTY OF Washington) SS.

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 **David G. Johnson** 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 14 day of June, 2021.

Em Carter
Notary Public

My commission expires:
6-13-23





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: 2108005-131

Grantee: MRS ENTERPRISE LLC
Mailing Address: PO BOC 397
FARMINGTON AR 727300000

Grantor: DAVID G. JOHNSON
Mailing Address: 16381 W. BATTLEFIELD RD.
PRAIRIE GROVE AR 727530000

Property Purchase Price: \$1,000,000.00
Tax Amount: \$3,300.00

County: WASHINGTON
Date Issued: 06/15/2021
Stamp ID: 168929280

Washington County, AR
I certify this instrument was filed on
6/15/2021 2:24:44 PM
and recorded in REAL ESTATE

File# 2021-00022739
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): MRS Enterprise LLC

Grantee or Agent Name (signature): WACO Title as Agent Date: JUN 15 2021

Address: _____

City/State/Zip: _____

AFFIDAVIT OF PUBLICATION

I, Brittany Smith, solemnly swear that I am the Accounting Legal Clerk for the Northwest Arkansas Newspapers, LLC, and I do solemnly swear that the attached advertisement:

Blew & Associates
PH City of Farmington

was published in the following weekly paper(s):

X Washington County Enterprise Leader

Of general and bona fide circulation in Washington County, Arkansas

Date(s) of Publication: October 27, 2021

Publication Charges: \$58.50

Brittany Smith
Brittany Smith

Subscribed and sworn to before me
This 27 day of Oct, 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.

NOTICE OF PUBLIC

A petition for Preliminary Plat for the property as described below has been filed with the city of Farmington on the 21st day of September 2021.

A PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A SET MAG NAIL FOR THE NORTHWEST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S87°36'29"E 1309.13' TO A FOUND RAILROAD SPIKE FOR THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT, THENCE S02°18'05"W 831.36' TO AND EXISTING 5/8" REBAR, THENCE N88°01'58"W 1312.27' TO A POINT ON THE WEST LINE OF SAID FORTY ACRE TRACT, FROM WHICH AN EXISTING 1/2" REBAR BEARS S88°01'58"E 30.28', THENCE N02°30'51"E 841.08' TO THE POINT OF BEGINNING/ CONTAINING 25.16 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

A public hearing to consider this Preliminary Plat will be held on the 22nd day of November 2021, at six o'clock p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend. A limited number of people will be allowed in the meeting room. The public hearing will also be available by Zoom. Information to access the Zoom meeting can be found on the City of Farmington Planning Commission website as well as the City of Farmington Facebook Page.

75480051 Oct. 27, 2021

**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: Southeast of the intersection of Little Elm Rd and Bethel Blacktop Rd

Owned By: MRS Enterprises LLC

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 November 22nd, 2021, at 6:00 p.m.

All parties interested in the 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. A limited number of people will be allowed in the meeting room. The public hearing will also be available by Zoom. Information to access the Zoom meeting can be found on the City of Farmington Planning Commission website as well as the City of Farmington Facebook page.

7020 2450 0001 8197 3740

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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

Fayetteville, AR 72702

Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$3.05
<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

0718
03

Postmark
Here

Postage	\$0.58
Total Postage and Fees	\$7.38

10/20/2021

Sent To
Street and Apt. No., or PO Box No. Ozark Electric Cooperative Corp
PO Box 848
City, State, ZIP+4® Fayetteville, AR 72702-0848

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

7020 2450 0001 8197 3764

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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

Farmington, AR 72730

Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$3.05
<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

0718
03

Postmark
Here

Postage	\$0.58
Total Postage and Fees	\$7.38

10/20/2021

Sent To
Street and Apt. No., or PO Box No. Silva, Mark W & Debra D
12198 Little Elm Rd
City, State, ZIP+4® Farmington, AR 72730-9604

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

7020 2450 0001 8197 3788

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Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$3.05
<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

0718
03

Postmark
Here

Postage	\$0.58
Total Postage and Fees	\$7.38

10/20/2021

Sent To
Street and Apt. No., or PO Box No. Benish, Roger D & Debble K
11199 Shumate Crossing
City, State, ZIP+4® Farmington, AR 72730-8793

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

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Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$3.05
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

0718
03

Postmark
Here

Postage	\$0.58
Total Postage and Fees	\$7.38

10/20/2021

Sent To
Street and Apt. No., or PO Box No. Bethel Blacktop Road LLC
PO Box 144
City, State, ZIP+4® Farmington, AR 72730-0144

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

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Farmington, AR 72730

Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$3.05
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

0718
03

Postmark
Here

Postage	\$0.58
Total Postage and Fees	\$7.38

10/20/2021

Sent To
Street and Apt. No., or PO Box No. Fritz, Bob & Mary
PO Box 63
City, State, ZIP+4® Farmington, AR 72730-0063

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

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Farmington, AR 72730

Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$3.05
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
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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

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03

Postmark
Here

Postage	\$0.58
Total Postage and Fees	\$7.38

10/20/2021

Sent To
Street and Apt. No., or PO Box Trade Mark Homes LLC
PO Box 1527
City, State, ZIP+4® Farmington, AR 72730-1527

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

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Farmington, AR 72730

Certified Mail Fee	\$3.75	0718
\$	\$3.05	03
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.58	
\$		
Total Postage and Fees	\$7.38	10/20/2021

Sent To
 Street and Apt. No., or PO Box **Pearcy, Timothy L & Jo-Anne**
13160 Bethel Blacktop Rd
 City, State, ZIP+4® **Farmington, AR 72730-9725**

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

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Prairie Grove, AR 72753

Certified Mail Fee	\$3.75	0718
\$	\$3.05	03
Extra Services & Fees (check box, add fee as appropriate)		
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<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.58	
\$		
Total Postage and Fees	\$7.38	10/20/2021

Sent To
 Street and Apt. No., or PO Box **PRA LLC**
PO Box 776
 City, State, ZIP+4® **Prairie Grove, AR 72753-0776**

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

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Farmington, AR 72730

Certified Mail Fee	\$3.75	0718
\$	\$3.05	03
Extra Services & Fees (check box, add fee as appropriate)		
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Postage	\$0.58	
\$		
Total Postage and Fees	\$7.38	10/20/2021

Sent To
 Street and Apt. No., or PO Box **Grant, Eugene G & Patsy L**
PO Box 62
 City, State, ZIP+4® **Farmington, AR 72730-0062**

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

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Farmington, AR 72730

Certified Mail Fee	\$3.75	0718
\$	\$3.05	03
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.58	
\$		
Total Postage and Fees	\$7.38	10/20/2021

Sent To
 Street and Apt. No., or PO Box **Mullen, Terry L & Cathy A**
13082 Bethel Blacktop Rd
 City, State, ZIP+4® **Farmington, AR 72730-9711**

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

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\$	\$3.05	03
Extra Services & Fees (check box, add fee as appropriate)		
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<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.58	
\$		
Total Postage and Fees	\$7.38	10/20/2021

Sent To
 Street and Apt. No., or PO Box **Phillips, Loy R Jr**
13074 Bethel Blacktop Rd
 City, State, ZIP+4® **Farmington, AR 72730-9711**

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

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Certified Mail Fee	\$3.75	0718
\$	\$3.05	03
Extra Services & Fees (check box, add fee as appropriate)		
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.58	
\$		
Total Postage and Fees	\$7.38	10/20/2021

Sent To
 Street and Apt. No., or PO Box **Patterson, Chester Ellis & Peggy**
13042 Bethel Blacktop Rd
 City, State, ZIP+4® **Farmington, AR 72730-9711**

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

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Certified Mail Fee \$3.75	0718
\$	03
Extra Services & Fees (check box, add fee as appropriate)	
<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 \$0.58	Postmark Here
Total Postage and Fees \$7.38	10/20/2021
Sent To Cale, Jennifer K & Märty E Street and Apt. No., or PO Box No. 13229 Bethel Blacktop Rd City, State, ZIP+4® Farmington, AR 72730-9721	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

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Farmington, AR 72730	
Certified Mail Fee \$3.75	0718
\$	03
Extra Services & Fees (check box, add fee as appropriate)	
<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	
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<input type="checkbox"/> Adult Signature Restricted Delivery \$ \$0.00	
Postage \$0.58	Postmark Here
Total Postage and Fees \$7.38	10/20/2021
Sent To Lots 102 Holdings LLC Street and Apt. No., or PO Box No. PO Box 1496 City, State, ZIP+4® Farmington, AR 72730-1496	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

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Farmington, AR 72730	
Certified Mail Fee \$3.75	0718
\$	03
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$ \$0.00	
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<input type="checkbox"/> Adult Signature Restricted Delivery \$ \$0.00	
Postage \$0.58	Postmark Here
Total Postage and Fees \$7.38	10/20/2021
Sent To Clevenger, Michael C & Debra K Street and Apt. No., or PO Box No. 12421 Little Elm City, State, ZIP+4® Farmington, AR 72730-8724	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

NOTICE OF PUBLIC HEARING

A petition for Variance for Street Improvements for the property as described below has been filed with the city of Farmington on the 23rd day of November 2021.

A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A SET MAG NAIL FOR THE NORTHWEST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S87°36'29"E 1309.13' TO A FOUND RAILROAD SPIKE FOR THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT, THENCE S02°18'05"W 831.36' TO AND EXISTING 5/8" REBAR, THENCE N88°01'58"W 1312.27' TO A POINT ON THE WEST LINE OF SAID FORTY ACRE TRACT, FROM WHICH AN EXISTING 1/2" REBAR BEARS S88°01'58"E 30.28', THENCE N02°30'51"E 841.08' TO THE POINT OF BEGINNING/ CONTAINING 25.16 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

A public hearing to consider this Variance will be held on the 28th day of December 2021, at six o'clock p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend. A limited number of people will be allowed in the meeting room. The public hearing will also be available by Zoom. Information to access the Zoom meeting can be found on the City of Farmington Planning Commission website as well as the City of Farmington Facebook Page.

BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS

City of Farmington
354 W. Main
P.O. Box 150
Farmington, AR 72730

September 21, 2021

SUBJECT: Bethel Elm Subdivision
Little Elm Road & Bethel Blacktop Road
Washington County, Arkansas
Within the Farmington City Planning Area for the County

Developer: MRS Enterprises
Melissa Sims
P.O. Box 397
Farmington, Arkansas 72730

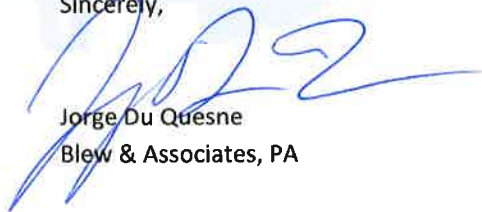
Representative: Blew & Associates, P.A.
Jorge Du Quesne Jr., P.E.
5104 S. Pinnacle Hills Pkwy, Ste. 1C
Rogers, Arkansas 72758

To Whom It May Concern:

On behalf of MRS Enterprises, c/o Mrs. Melissa Sims, please find included with this project narrative the Application for Bethel Elm Subdivision, application fee, & Preliminary Plat.

The proposed subdivision consists of (12) single-family residential lots of varying in size from 1-acre to 3-acres with a total project size of 25.16 acres. The project will be located Southeast of the intersection of Bethel Blacktop Road and Little Elm Road. The property vacant property as shown on the survey. Right-of-way dedication will occur on this plat for both Bethel Blacktop Road and Little Elm Road. Per conversations with Washington County and City of Farmington staff, there are no right-of-way improvements required for this project except for 4-foot sidewalks at the Right of Way Line. Each lot will be responsible for obtaining individual drive permits for the (6) new drives to connect to Bethel Blacktop Road and (6) new drives to connect to Little Elm Road. The current zoning is AG/SF RES-1 and will not require special use permits for residences due to the size of the proposed lots. The lots will utilize the waterline along Bethel Blacktop Road and Little Elm road for services. Each lot will have septic systems for sanitary treatment.

Sincerely,



Jorge Du Quesne
Blew & Associates, PA

Water & Environmental Testing of NWA, LLC

PO Box 790
West Fork, Ar 72774

Trademark Homes
Bethel Blacktop and Little Elm Rd
Parcel# 001-12506-002
Farmington, Arkansas

August 14, 2021

To Whom It May Concern,

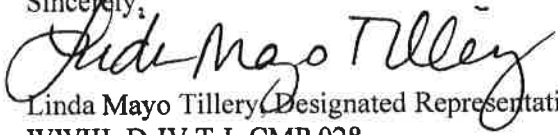
Upon inspection of the property named above containing 25+/- acres in Washington County, pits were dug around the property to determine Septic System sites for 13 lots. Linear needed is based on 4 bedrooms and 10' centers for the lines.

Lot #	Pit #	Brief SWT	Moderate SWT	Long SWT	Adj SWT	Loading rate	Linear needed
1	1		21		21	0.40	562
1	2		23		23	0.49	460
2	3		21		21	0.40	562
2	4		21		21	0.40	562
3	5		22	32	27	0.34	662
3	6			29	29	0.39	577
4	7		20		20	0.35	644
4	8		21		21	0.40	562
5	9		20		20	0.35	644
5	10	20	22		21	0.40	562
6	11		20		20	0.35	644
6	12	22	27		25	0.59	382
7	13	22	27		25	0.59	382
7	14	22	27		25	0.59	382
8	15	22	27		25	0.59	382
8	16	22	27		25	0.59	382
9	17	22	27		25	0.59	382
9	18	22	27		25	0.59	382
10	19	23	28		26	0.64	352
10	20	22	27		25	0.59	382
11	21	22	27		25	0.59	382
11	22		27	38	33	0.48	470
12	23		29	32	30	0.41	550
12	24		24		24	0.54	418

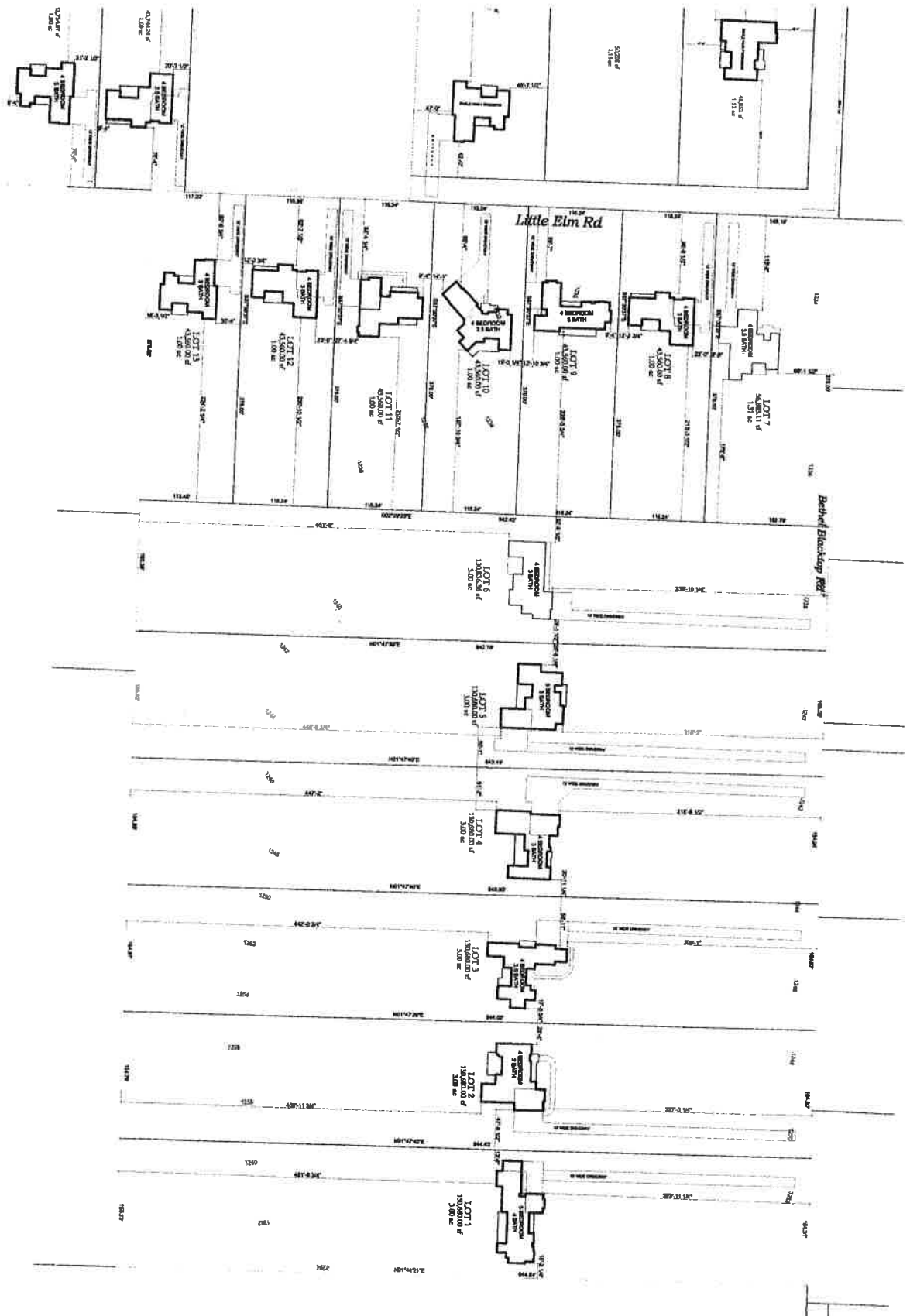
13	25		24		24	0.54	418
13	26		24		24	0.54	418

Soils will be reviewed by Kyle Kreivens for Subdivision Plan Review and then his letter and the completed plat submitted to Little Rock Engineering for final approval. If you have any questions, please call 479-466-6117.

Sincerely,



Linda Mayo Tillery, Designated Representative
WWIII, D-IV, T-I, CMP 028



Lots 1-13

Address
Furnham, AR

BETHEL ELM

VARIES



1. TOPO SITE PLAN
BEOD SCALE: 1" = 50'





CITY OF FARMINGTON

354 W Main ST, Farmington, AR 72730

TRANSACTION #	10982872-9497
DATE	09/21/2021 12:46 PM
RESULT	APPROVED
TRANSACTION METHOD	CASH
TRANSACTION TYPE	SALE
REFERENCE NUMBER	CK #1394 DEVELOPMENT FEES - TECH PLAT BETHLE/LITTLE ELM

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

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

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Bethal Elm



Date: 10/04/2021

City: Farmington

Subdivision Name: Bethal Elm

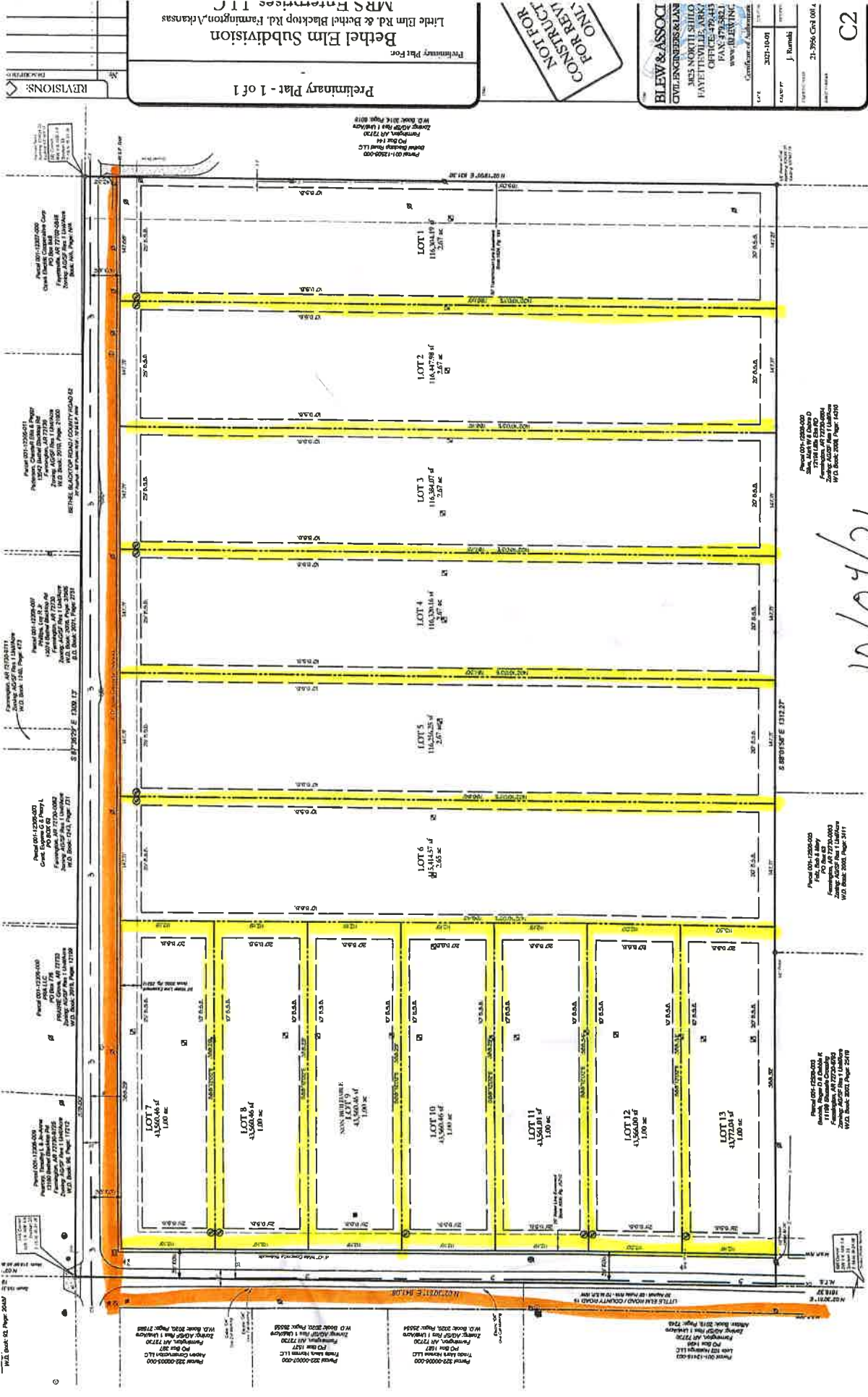
General Comments:

1. Any relocation of existing facilities or extension of line that has to be built specifically to feed the subdivision will be at full cost to the developer.
 2. All lot corners must be marked with stakes clearly identifying the lot number and all utility easement widths and road crossing requirements will be defined on the plat before Ozarks will begin construction.
 3. All off site easements that are needed for Ozarks to extend electrical service to the subdivision property must be obtained by developer and easement documentation provided to Ozarks before work begins. On site easements must be shown on plat and recorded with the county.
 4. All conduits placed for the road crossings will be installed by the developer and must be 4 inch schedule 40 conduits at 48 inch in depth at final grade and marked with a post to identify the end of conduits. Conduits must extend past the edge of any obstructions so that they are accessible during construction. The number of conduits at the crossing will be determined by each utility provider that will be using the conduits at the road crossing. (Bare minimum of 5 Pipes)
 5. Developer must provide Ozarks Electric with a Digital copy (AutoCAD) of the Final plat. All conduits for road crossings and specific widths of U.E., Lot size, St. Light location and address to Lots must be shown on final plat before Ozarks Electric will sign the final plat.
 6. Subdivisions will be built using Ozarks Electric Policy 45 (Developer is responsible for a percentage of the total cost of construction which is determined at the time the engineering design for electrical service) There will be extra charges to the Developer when extra time or materials are used for rock trenching, boring, select material bedding, shoring, dewatering, re-sodding , etc.
 9. All Utility Easements to be cleared of all trees, brush, dirt piles, buildings and debris so that the easement is accessible with equipment. If easement is not cleared developer may be subject to extra charges.
 10. Developer must notify Staking Tech. if they are interested in Ozarks Street Lights or if they will be installing their own. If interested in Ozarks Street Light a picture will be provided if asked. Will need St. Light location on final plat. If developer decide to go with their own contact Cooperative representative below.
 11. Please contact Ozarks Electric when construction begins on subdivision and again when construction is within three months of completion.
- Wes Mahaffey At (479)263-2167 or wmahaffey@ozarksecc.com

Additional Comments:

20ft. Ut.

30ft. U.E. Aloys Existing Line



REVISIONS: _____
 PREPARED BY: _____
 CHECKED BY: _____
 DATE: _____
 PROJECT: _____
 SHEET: _____ OF _____
 TITLE: _____

PREPARED BY: _____
 CHECKED BY: _____
 DATE: _____
 PROJECT: _____
 SHEET: _____ OF _____
 TITLE: _____

PREPARED BY: _____
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PREPARED BY: _____
 CHECKED BY: _____
 DATE: _____
 PROJECT: _____
 SHEET: _____ OF _____
 TITLE: _____

NOT FOR CONSTRUCTION ONLY
 BLEW & ASSOCI
 CIVIL ENGINEERS & LAND SURVEYORS
 3625 NORTH SHILOH
 FAYETTEVILLE, ARK
 OFFICE: 479-443-4444
 FAX: 479-582-1111
 WWW.BLEWINC.COM
 Certificate of Authority
 No. 1198
 State of Arkansas
 Expires 12/31/2018
 J. Rumbolt
 21-3956 CCR 0814
 C2

Preliminary Plat - 1 of 1
 Behel Elm Subdivision
 MRS. Katherine T. C.

Little Blm Rd & Behel Blacktop Rd, Farmington, Arkansas

Zone 100-1-1200-000
 Farmington, AR 72703
 Planning & Zoning Commission
 Planning & Zoning Commission
 Planning & Zoning Commission
 W.D. Book 2008, Page 1420

Zone 100-1-1200-000
 Farmington, AR 72703
 Planning & Zoning Commission
 Planning & Zoning Commission
 Planning & Zoning Commission
 W.D. Book 2008, Page 1420

Zone 100-1-1200-000
 Farmington, AR 72703
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Zone 100-1-1200-000
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Zone 100-1-1200-000
 Farmington, AR 72703
 Planning & Zoning Commission
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 Planning & Zoning Commission
 W.D. Book 2008, Page 1420

Zone 100-1-1200-000
 Farmington, AR 72703
 Planning & Zoning Commission
 Planning & Zoning Commission
 Planning & Zoning Commission
 W.D. Book 2008, Page 1420

Zone 100-1-1200-000
 Farmington, AR 72703
 Planning & Zoning Commission
 Planning & Zoning Commission
 Planning & Zoning Commission
 W.D. Book 2008, Page 1420

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

Applicant: MRS Enterprises

Date: 11/2/2021

Project Name: Bethel Elm Subdivision

Engineer/Architect: Blew & Associates

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

Representing: City of Farmington Name: Melissa McCarville

1. Engineering fees will accumulate as the development continues. We will bill the engineer or the developer monthly.
2. The revised plan must be submitted by next Tuesday, the 9th 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, November 22, 2021, 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, November 7, 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: MRS Enterprises, LLC

Date: October 5, 2021

Project Name: Bethel Elm Subdivision – Preliminary Plat

Engineer/Architect: Blew & Associates

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. Show improvements Little Elm Road and Bethel Blacktop Road to Master Street Plan Standards or submit a variance of these requirements.
3. Add Street Lights at 300' spacing to the plat.
4. Add concrete trickle channels to the center of the detention pond to set the bottom of the pond. Add a note that the detention pond is to be sodded to the top of the bank.
5. Label Lot 9 as a drainage easement.
6. Add handicap ramps from the crosswalk on the southern leg of the Little Elm and Bethel Blacktop Road intersection. These ramps will most likely require culverts under them if the road improvements are waived. This development will be required to add ramps to both sides since it's the same owner as the development across the street.
7. Provide Health Department approval for the septic systems for this lot configuration.
8. Drainage Report: No comments

Bethal Elm



Date: 10/04/2021

City: Farmington

Subdivision Name: Bethal Elm

General Comments:

1. Any relocation of existing facilities or extension of line that has to be built specifically to feed the subdivision will be at full cost to the developer.
 2. All lot corners must be marked with stakes clearly identifying the lot number and all utility easement widths and road crossing requirements will be defined on the plat before Ozarks will begin construction.
 3. All off site easements that are needed for Ozarks to extend electrical service to the subdivision property must be obtained by developer and easement documentation provided to Ozarks before work begins. On site easements must be shown on plat and recorded with the county.
 4. All conduits placed for the road crossings will be installed by the developer and must be 4 inch schedule 40 conduits at 48 inch in depth at final grade and marked with a post to identify the end of conduits. Conduits must extend past the edge of any obstructions so that they are accessible during construction. The number of conduits at the crossing will be determined by each utility provider that will be using the conduits at the road crossing. (Bare minimum of 5 Pipes)
 5. Developer must provide Ozarks Electric with a Digital copy (AutoCAD) of the Final plat. All conduits for road crossings and specific widths of U.E., Lot size, St. Light location and address to Lots must be shown on final plat before Ozarks Electric will sign the final plat.
 6. Subdivisions will be built using Ozarks Electric Policy 45 (Developer is responsible for a percentage of the total cost of construction which is determined at the time the engineering design for electrical service) There will be extra charges to the Developer when extra time or materials are used for rock trenching, boring, select material bedding, shoring, dewatering, re-sodding , etc.
 9. All Utility Easements to be cleared of all trees, brush, dirt piles, buildings and debris so that the easement is accessible with equipment. If easement is not cleared developer may be subject to extra charges.
 10. Developer must notify Staking Tech. if they are interested in Ozarks Street Lights or if they will be installing their own. If interested in Ozarks Street Light a picture will be provided if asked. Will need St. Light location on final plat. If developer decide to go with their own contact Cooperative representative below.
 11. Please contact Ozarks Electric when construction begins on subdivision and again when construction is within three months of completion.
- Wes Mahaffey At (479)263-2167 or wmahaffey@ozarksecc.com

Additional Comments:

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: MRS Enterprises, LLC.

Date: 10/7/2021

Project Name: Bethel Elm Subdivision

Engineer/Architect: Blew & Associates

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

Representing: PGTelco / Zing Broadband

Name: Shane Bell

Phone: 479-841-0980

Email: sbell@pgtc.com

PGTelco requests that the 25' Building Setbacks along Bethel Blacktop CR 62 and Little Elm CR 19 also be recorded as 25' Utility Easements.

Thanks

Received By: _____



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



Date: 10/5/21

William Hellard

Fire Chief

Farmington Fire Department

372 W Main St. Farmington, AR, 72730

Subject: Bethel Elm

C105.1 Hydrant Spacing

Due to the depth of the lots, an additional hydrant will need to be placed in the area of lot 3.

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

Applicant: MRS Enterprises

Date: 10/7/2021

Project Name: Bethel Elm Subdivision

Engineer/Architect: Blew & Associates

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

Representing: City of Farmington Name: Melissa McCarville

1. Engineering fees will accumulate as the development continues. We will bill the engineer or the developer monthly.
2. The revised plan must be submitted by next Tuesday, 12th 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: MRS Enterprises, LLC

Date: 10-5-2021

Project Name: Bethel Elm Subdivision

Engineer/Architect: Blew & Associates, PA

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

Representing: City of Farmington, AR

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

- 1.** If a small neighborhood park is not a part of this subdivision, the landscape ordinance requires developer to pay \$600 X 12 buildable lots or \$7,200 to the Farmington City Parks & Development Fund. See XII. Dedication and Landscaping of Neighborhood Parks.

- E. Timetable for cash dedication.** Intention for cash payment shall be included in the development agreement and paid prior to the City's signature of, and release of, the final plat. For subdivisions that do not require a development agreement, the cash dedication shall be paid before the City releases the signed approval of the subdivision for recording.

- 2.** It doesn't appear there will be a landscaped entryway into this subdivision. If an entryway is planned, see Article XI Landscaping of Residential Development Entryway(s) Sections A. through C. NOTE: These requirements apply *only* when developer *chooses* to incorporate an entryway into the residential plan.

Received By: _____

October 19, 2021

Washington County Senior Planner
2615 Brink Drive
Fayetteville, AR 72701
Sita Nanthavong

SUBJECT: Bethel Elm Subdivision

To Whom It May Concern:

City of Farmington Comments

Technical Plat Review – 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
- 2 Show improvements Little Elm Road and Bethel Blacktop Road to Master Street Plan Standards or submit a variance of these requirements.
 - Variance shall be completed and attached to submittal.
- 3 Add Street Lights at 300' spacing to the plat.
 - Streetlights added on Little Elm Rd. at shown locations, and noted to be attached to existing power poles along Bethel Blacktop Rd.
- 4 Add concrete trickle channels to the center of the detention pond to set the bottom of the pond. Add a note that the detention pond is to be sodded to the top of the bank.
 - Concrete trickle channel has been called out at detention pond/drainage easement, and note has been added to sod detention pond to the top of bank and all disturbed areas.
- 5 Label Lot 9 as a drainage easement.
 - Added drainage easement label to Lot 9.
- 6 Add handicap ramps from the crosswalk on the southern leg of Little Elm and Bethel Blacktop Road intersection. These ramps will most likely require culverts under them if the road improvements area waived. This development will be required to add ramps to both sides since it's the same owner as the development across the street.
 - Handicap ramp and truncated domes added from Northwest corner of sidewalk to Little Elm Rd. Culvert has not been added as there is a preexisting pipe leading off-site at this location.
- 7 Provide Health Department approval for the septic systems for this lot configuration.
 - Request for this information has been requested.
- 8 Drainage report: No comments.
 - Noted

Ozarks Electric Cooperative – Wes Mahaffey

- 1 Any relocation of existing facilities or extension of line that has to be built specifically to feed the subdivision will be at full cost to the developer.
 - Noted. Note added to Utility sheet C5.
- 2 All lot corners must be marked with stakes clearly identifying the lot number, and all utility easement widths and road crossing requirements will be defined before Ozarks will begin construction.
 - Noted. Note added to Utility sheet C5.
- 3 All off site easements that are needed for Ozarks to extend electrical service to the subdivision property must be obtained by developer and easement documentation provided to Ozarks before work begins. On site easements must be shown on plat and recorded with the county.
 - Noted. Note added to Utility sheet C5.
- 4 All conduits placed for road crossings will be installed by the developer and must be 4 inch schedule 40 conduits at 48 inch in depth at final grade and marked with a post to identify the end of conduits. Conduits must extend past the edge of any obstructions so that they are accessible during construction. The number of conduits at the crossing will be determined by each utility provider that will be using the conduits at the road crossing. (Bare minimum of 5 pipes)
 - Noted. Note added to Utility sheet C5.
- 5 Developer must provide Ozarks Electric with a Digital copy (AutoCAD) of the Final plat. All conduits for road crossings and specific widths of U.E., Lot size, St. Light location and address to Lots must be shown on final plat before Ozarks Electric will sign the final plat.
 - Noted.
- 6 Subdivisions will be built using Ozarks Electric Policy 45 (Developer is responsible for a percentage of the total cost of construction which is determined at the time the engineering design for electrical service) There will be extra charges to the Developer when extra time or materials are used for rock trenching, boring, shoring dewatering, re-sodding, etc.
 - Noted. Note added to Utility sheet C5.
- 7 All utility easements to be cleared of all trees, brush, dirt piles, buildings and debris so that the easement is accessible with equipment. If easement is not cleared, developer may be subject to extra charges.
 - Noted. Note added to Utility sheet C5.
- 8 Please contact Ozarks Electric when construction begins on subdivision and again when construction is within three months of completion. Wes Mahaffey at (479)263-2167 or wmahaffey@ozarsecc.com
 - Noted. Contact information added to cover sheet and note added to Utility sheet C5.

PGTelco / Zing Broadband – Shane Bell

- 1 PGTelco requests that the 25' Building Setbacks along Bethel Blacktop CR 62 and Little Elm CR 19 also be recorded as 25' Utility Easements.
 - 25' building setback has been modified to be recorded as 25' utility easement as well.

Fire Department – William Hellard

- 1 C105.1 – Due to the depth of the lots, an additional hydrant will need to (be) placed in the area of lot 3.
 - Fire hydrant had been added at boundary of lot 3 & 4.

Technical Plat Review – Melissa McCarville

- 1 Engineering Fees will accumulate as the development continues. We will bill the engineer or the developer monthly.
 - Noted.
- 2 The revised plan must be submitted by next Tuesday, 12th 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.
 - Date has changed to November 9th.
- 3 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.
 - Digital version shall be sent.
- 4 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 will be sent out closer to the date. Please watch our Facebook page and website for details.
 - Date has changed to November 22nd.
- 5 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.
 - Date has changed to November 10th.
- 6 Adjacent property owners must be notified by certified mail; receipts should be submitted 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.
 - Noted.

Technical Plat Review – Rick Bramall

- 1 No Comments,
 - Noted.

Planning Commission – Judy Horne

- 1 If a small neighborhood park is not a part of this subdivision, the landscape ordinance requires developer to pay \$600 X 12 buildable lots or \$7200 to the Farmington City Parks & Development Fund. See XII. Dedication and Landscaping of Neighborhood Parks.
 - Timetable for cash dedication. Intention for cash payment shall be included in the development agreement, and paid prior to the City's signature of, and release of, the final plat. For subdivisions that do not require a development agreement, the cash dedication shall be paid before the City releases the signed approval of the subdivision for recording.
 - Noted.
- 2 It doesn't appear there will be a landscaped entryway into this subdivision. If an entryway is planned, see Article XI Landscaping of Residential Development Entryway(s) Sections A, through C. NOTE: These requirements apply only when developer chooses to incorporate an entryway into the residential plan.
 - Noted.

Last sheet of comments depicts a markup of Sheet C2, showing that the 20 ft. setbacks between lots shall be used as utility easements as well.

- Added U.E. to B.S.B. locations between all lots.

Sincerely,



Jacob Rumski
Blew & Associates, P.A.