



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 23, 2015

**A meeting of the Farmington Planning Commission will be held on
Monday, November 23, 2015 at 6:00 p.m. at City Hall
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes - October 26, 2015 (will be available at meeting)
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. **NEW BUSINESS**
 - A. **Large Scale Development:** Farmington High School Phase II
Property owned by: Farmington School District
Property Location: 12329 N. Hwy. 170
Presented by: Bates & Associates, Inc.

City of Farmington
Application and Checklist
Large Scale Development

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

Applicant: Farmington Public Schools Day Phone: 266-1860
Address: 278 W Main Street Fax: _____
Representative: Bates & Associates, Inc. Day Phone: (479) 442-9350
Address: 7230 S Pleasant Ridge Dr., Fayetteville, AR 72704 Fax: (479) 521-9350
Property Owner: Same as applicant Day Phone: _____
Address: _____ Fax: _____

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

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

For office use only:

Fee paid \$ _____ Date _____ Receipt # _____

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

Property Description

Site Address – HWY 170 12329

Current Zoning – _____

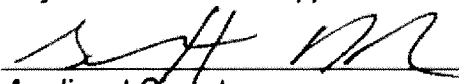
Attach legal description

Financial Interests

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

Farmington Public Schools

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 10-20-15
Applicant Signature

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

Date _____
Owner/Agent Signature

Development Checklist:

	Yes	No	N/A, why?
1. Completed application form.	X		
2. Payment of application fee.		X	
3. One AutoCAD drawing – 1"=100' or larger, using layer, symbols and line types as required by City Engineer.	X		
4. Fifteen (15) copies of the plat folded to a size of no greater than 10" X 10 ½".	X		
The Following Shall Appear on the Plat:			
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. Curve data for any street which forms a project boundary.	X		
10. 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.			NO FLOODPLAIN ON PROPERTY
11. Status of regulatory permits:			
a. NPDES Storm water Permit			WILL APPLY TO ADEQ
b. 404 Permit			
c. Other			
12. 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 abutment, etc.	X		
13. Spot elevations at grade breaks along the flow line of drainage swales.	X		

14. A general vicinity map of the project at a scale of 1" = 2000' taken from the City of Farmington Street Base Map (1" = 2000').	X		
15. The location of all existing structures. Dimensions of buildings and setbacks from the building to property lines.	X		
16. 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		
17. 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%.			
18. Preliminary grading plan.	X		
Existing Utilities and Drainage Improvements (Copy of the <u>Drainage Criteria Manual</u> 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:		X	
a. Provide structure location and types.		X	
b. Provide pipe types and sizes.		X	
2. Regarding all proposed sanitary sewer systems		X	
a. Provide pipe locations, sizes and types.		X	
b. Manhole locations.		X	
3. Note the occurrence of any previous sanitary sewer overflow problems on-site or in the proximity of the site			NONE
4. If a septic system is to be utilized, not that on the plat. Show the location and test data for all percolation tests.			CITY SEWER
5. Regarding all proposed water systems on or near the site:	X		
a. Provide pipe locations, sizes and types.		X	
b. Note the static pressure and flow of the nearest hydrant.		X	
c. Show the location of proposed fire hydrants, meters, valves, backflow preventers and related appurtenances.		X	
6. All proposed underground or surface utility lines if determined: (this category includes but is not	X		

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 approximate change in the grade for the proposed street.	X		
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 exiting and proposed streets, allies, paths and other rights-of-way, whether public or private within and adjacent to the project; private easements within and adjacent to the project; and the centerline curve data; and all curb return radii. Private streets shall be clearly identified and named.		X	NONE PROPOSED
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		
Easement Plat – LSD Only			
1. A final easement plat (in the same form as a final plat) must be submitted and recorded before the issuance of a building permit.			WILL DO AFTER TECH
Subdivision of Land			
1. The lot layout, the dimensions of each lot and total area in square footage or acreage to the nearest on-hundredth (1/100 th) acre of each lot. Lots shall be numbered consecutively for all phases. The total number of lots shall be indicated on the plat.		X	
2. The designation of all “outlots” and anticipated uses, if known.		X	
3. For phased development, a plat showing all phases is required.		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	
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 Developments only.) Dimension turnaround area at dumpster location.	X		
15. A description of commonly held areas, if applicable.		X	
16. Draft of covenants, conditions and restrictions, if any.		X	
17. Draft POA agreements, if any.		X	
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		

Data on Diskette			
1. Magnetic Media or CD with all information in AutoCAD or a similar format must be submitted with application. Questions concerning this requirement may be directed to Building Inspection.	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.*

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

Applicant: Farmington Public School
Project Name: Farmington High School Phase II
Engineer/Architect: Bates & Associates, Inc.

Date: November 3, 2015

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. Is there currently any freestanding signage? If one is existing or proposed it should be shown and labeled on the site plan and a permit will be required for any new signage.
3. The Fire Chief should determine how the pavement should be painted for the fire lanes and it should be shown on the plan.
4. Provide a landscape plan that meets all of the requirements from the City's Landscape Ordinance.
5. An easement plat must be submitted and recorded before the issuance of the building permit.
6. Highway 170 Improvements:
 - a. The improvements shown on this plat shall be coordinated with the selected design consultant for the Highway 170 improvements, Garver Engineering – Ron Petrie.
 - b. All improvements within the ADTD right-of-way shall be reviewed and approved by AHTD prior to construction plan approval.
7. Label the distance from the centerline of the road to the right-of-way.
8. Extend the sidewalk along Highway 170 to the south property line.
9. The ADA requires 2% of total parking provided in each lot be handicap parking. With the numbers shown on the plat, this will require 3 additional handicap spaces in the northern parking lot currently under construction. A route that will meet all ADA requirements will be required from these spaces to the closest public entrance into the building.
10. The existing 20' Utility Easement on Sheet C2.0 is labeled but is not shown on the plat.
11. Following were checked completed on the Development Checklist but can't be found:
 - a. #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.
 - b. #12. Provide a benchmark, clearly defined with a precision of 1/100th of a foot. This benchmark must be tied to NAVD 88 datum; Benchmarks include but are not limited to, the following: fire hydrant, manhole rim, drainage structure abutment, etc.

12. Drainage Comments:

- a. Provide a detailed calculation for the post development curve number with all of the improvements shown on the plan.
- b. If the curve number calculated is higher than the post development curve number shown in the detention design, resubmit detention calculations and improvement required to the detention pond to account for this change.
- c. The downstream velocities shown in the culvert calculation are too high for the grass swales shown on the plan. Provide an alternative.

Received By: _____

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

Applicant: Farmington Public Schools

Date: 11-03-15

Project Name: Farmington High School Phase II

Engineer/Architect: Bates & 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: WASHINGTON WATER AUTHORITY Name: JOHN MOORE

- 1) Engineering plans must be submitted to WWA for approval before bidding the project out. WWA & ADA must approve water main plans.
- 2) Plumbing Plans MUST be submitted to WWA for review and approval before bidding project out.
- 3) A complete easement plat must be completed before final approval of any water main extension occurs and building is occupied.
- 4) Cements shall be placed a minimum of 10' from any water main.
- 5) Water mains under pavement must be skewed in driveways.
- 6) A Fire Hydrant shall be placed at the SE intersection of 170 for flushing purposes.
- 7) Skewer should be placed for future water service to field house, etc on west side of drive.
- 8) Future football field parking lot shall not be installed on top of water mains.
- 9) Any utility relocation of existing water main due to Highway 170 widening at developer cost.
- ~~10) Existing structures at new driveway shall be excavated and filled with class 1 base fill depth in roadway.~~

Received By: _____

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

Applicant: Farmington Public Schools

Date: 11-03-15

Project Name: Farmington High School Phase II

Engineer/Architect: Bates & 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: AEP SWERCO Name: JOHN LE

- Relocation of existing facilities at owners expense

Received By: _____



Bates & Associates, Inc.

Civil Engineering - Land Surveying - Landscape Architecture

7230 S. Pleasant Ridge Drive / Fayetteville, AR 72703
PH: 479-442-9350 / FAX: 479-521-9350

November 9, 2015

Melissa McCarville
City Business Manager
City of Farmington
354 W. Main Street
Farmington, AR 72703

RE: Comment response for Farmington High School Tech Review

Dear Mrs. McCarville,

Please see below for our response to the comments.

Engineering

1. The following is the narrative
2. A marquis or a monument sign is proposed. The architect and school is working on what the signage will be and where. Approximate location shown.
3. We met with the fire chief and discussed hydrant locations. We will meet with the fire chief again regarding striping and update our plans accordingly.
4. A landscape plan is now provided
5. An easement plat will be provided as soon as all the locations of the utilities have been approved.
6. The school would like to pay a fee in lieu of improvements due to Hwy 170 being scheduled for improvements by the Highway Department.
7. Distance from center line has been labeled on the site plan.
8. The sidewalk is now shown across the entire property frontage.
9. 3 additional parking spaces were added to the plans.
10. The 20' u.e. is now shown.
11. Check list items.
 - a. the adjacent property owners were added to the site plan
 - b. a benchmark was added to the site plan
12. Drainage comments
 - a. The approved drainage report allowed for 18.41 acres of impervious area. The existing impervious area plus what is proposed with this phase is 10.12 acres of impervious area. Therefore, we are still below the amount of impervious area that the pond was designed for.
 - b. See "a" above
 - c. Rip rap was added at the entrance and exit of the new pipes to protect the channel. The existing drainage system was designed for a 10 year storm with a discharge of 29cfs. The 100 year will sheet flow across the parking lot and through the storm sewer and into the detention pond.

Washington Water Authority

1. Engineering plans will be approved before the project is bid out.
2. Plumbing plans will be submitted to WWA and approved before the project is sent to contractors bid.
3. An easement plat will be prepared and filed
4. Conduits were moved 10' away from water main
5. Water mains under pavement will be sleeved
6. A fire hydrant was added to the south entry
7. Sleeve was added to provide future service to field house
8. Future parking will not be located over the water main
9. Any relocation will be at developer's expense.

SWEPCO

1. Any relocation will be at developer's expense.

PGTELCO

1. Approximate location of fiber optic line along 170 was added to the plans with a warning note.

Fayetteville Comments for Sewer

1. Construction plans will be submitted to the city of Fayetteville for the sewer main extension.

Should you have any questions or require any additional information, please feel free to contact us at your convenience.

Sincerely,

Bates & Associates, Inc



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