



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, 2020

**A meeting of the Farmington Planning Commission will be held on
Monday, November 23, 2020 at 6:00 p.m. at City Hall
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes - October 26, 2020
3. Comments from Citizens – the Planning Commission will hear brief comments at this time from citizens. No action will be taken. All comments will be taken under advisement.
4. **PUBLIC HEARINGS**
 - A. **Final Plat** – Goose Creek Village Phase 1
Property owned by: Red Canyon Development
Property Location: Double Springs
Presented by: Jorgenson & Associates
 - B. **Preliminary Plat** – Goose Creek Village Phase 2
Property owned by: Red Canyon Development
Property Location: Double Springs
Presented by: Jorgenson & Associates
 - C. **Large Scale Development** – Tractor Supply side lot project
Property owned by: Goldstein Farmington, LLC.
Property Location: 215 E. Main
Presented by: Onyx Creative

Minutes



Planning Commission Minutes October 26, 2020 at 6 PM

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

PRESENT

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

ABSENT

Jay Moore

City Employees Present: Melissa McCarville, City Business Manager; Rick Bramall, City Building Inspector; Chris Brackett, City Engineer via zoom

2. Approval of Minutes: September 28, 2020 Minutes were approved with the correction on pg. 3 to Keith Macedo's name.

3. Comments from Citizens:

Diamond Moore- 11473 Clubhouse Parkway: The question was directed towards a previous agenda item. She wanted to know if the ice cream non-profit business had completed its Use on Appeal that was decided on at last meeting. Melissa McCarville said he was completing it and is getting his business license. Diamond asked if the City could revoke the Use on Appeal and the answer is yes, if he didn't meet all requirements.

Public Hearings:

4A. Variance on number of lot splits from a parent parcel; Property located at 363 E. Ralston St. owned by Ronald Day as presented by James Geurtz:

James Geurtz was present via Zoom to discuss the request. This is for an extra split from the parent tract even though they had requested and received a lot split in 2019. With this split there would be 5 splits from the parent parcel. Melissa stated this area fits the criteria for residential use, being zoned R-1, all lots have water and sewer, and all lots are over 10,000 square feet.

Keith Macedo asked if it is common for us to do this kind of variance. Melissa stated not too many come before the Commission. She can do most of them administratively if request is for 4 parcels. If 5, it comes to the Commission. In addition, most often they are for family use. There were less than 5 last year. It was noted that when you have this type of variance, there will be things that the owner does not have to comply with.

Public Comment: none

Having no further discussion, Robert Mann called the questions to approve the variance located at 363 E. Ralston Street with request to change Benton County to Farmington as Gerry Harris had noted. Upon roll call, the motion passed unanimously.

4B. Variance on number of parking spaces for Holland Shop Building property located at 300 N. Holland owned by Rausch Coleman Homes, LLC as presented by Bates & Associates:

Jake Chavis with Bates & Associates was present via Zoom to discuss the request. The building which will house maintenance and construction equipment will be 7,500 square feet. There will also be a 400 square foot office. They will have 7 employees with company vehicles. Some of the company vehicles will be parked within the shop building. They asked to construct 10 parking spaces than the 16 the ordinance requires.

Chad Ball asked how complying with the ordinance by adding back the six additional parking spaces will cause a hardship. In addition, he felt the City's standards should be upheld. He noted that in the future Rausch Coleman might sell this property to another business and they might need more spaces. Mr. Chavis explained they wanted the variance because more spaces would encroach into the flood plain, there were other site constraints, and also fewer parking spaces would create more green space. The parking area is 40 feet from the curb and gutter.

Keith Macedo asked about city requirement about dumpsters. Mr. Chavis said they will be using regular trash service due to the fact that they will not have any construction debris. Melissa McCarville said location would be shown on large scale development. Bobby Wilson noted that the company on Highway 170 near Rainsong intersection always has lots more cars parked in the grass and dumpster is out by the street.

It was asked if there will be ADA ramps required because they are not shown on the plat. They will not have to use them.

Public Comment:

Diamond Moore: asked about item #3 on the application: who is David Frye? Is he the manager or the owner. It states that there must be an affidavit filled out for the owner stating that these people can do business in his/her stead. Geoff Bates said Fry is the owner's representative and an authorized agent for the property.

After more discussion, Geoff Bates said they will just go ahead and put in the 16 spaces as required.

Having no further discussion, Robert Mann called the question to approve the variance for 300 N. Holland. Upon roll call, all Commissioners present voted "No." Variance was not approved.

4C. Large Scale Development for Holland Shop Building located at 300 N. Holland owned by Rausch Coleman Homes, LLC as presented by Bates & Associates:

Geoff Bates and Jake Chavis were present to discuss the request. They agreed to add back the parking spaces. Chris Brackett read his memo as follows:

"The Large Scale Development Plan for the Holland shop 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.”

Gerry Harris asked why the latest survey, the final plat of 2014 had not been used instead of this 2012 tract split. Geoff Bates said they will be getting a survey and will reference everything on the survey.

Judy Horne asked if the previously mentioned gravel area had been removed. They will pave the area in question. Jesse Fulcher with Rausch Coleman addressed the dumpster question saying no dumpster is necessary because they will be requiring only regular trash service.

Public Comment:

Diamond Moore had a comment about the application stating that they should have a letter from the owner stating that Fry is their representative.

Having no further discussion, Robert Mann called the question to approve the Large Scale Development contingent upon having the required 16 parking spaces. Upon roll call, the motion passed unanimously.

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

Judy Horne - Secretary

Robert Mann - Chair

Agenda Item 4. A



**CITY OF FARMINGTON
APPLICATION & CHECKLIST
FOR A
FINAL PLAT / REPLAT**

APPLICATION:

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

Date of preliminary plat approval: _____

Date of grading permit: _____

Date of final infrastructure inspection: _____

Engineering Fees Paid yes no

Goosecreek Village Ph. 1

Development site address or location: North of Double Springs Rd and Goose Creek Rd Intersection

GENERAL INFORMATION:

Primary Contact Person: Jared Inman PE

Business Name: Jorgensen + Associates

Address: 124 W. Sunbridge Dr Ste 5

City: Fayetteville **State:** AR **Zip Code:** 72703

Phone: 479-442-9127 **Email:** jared@jorgensenassoc.com

Check all that apply: Applicant Owner Other _____

Name: Darin Riggins

Business Name: Red Canyon Development LLC

Address: 1204 E Joyce Blvd

City: Fayetteville State AR Zip Code 72703

Check all that apply: Applicant Owner Other Representative

Name: SAME AS PRIMARY CONTACT PERSON

Business Name: _____

Address: _____

City: _____ State _____ Zip Code _____

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

Jared Inman Date: 10-16-2020

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

OR member Date: 10/16/2020

LSD/Subdivision Application Checklist:

Yes No N/A, why?

1. Completed application form which includes: name and address of person preparing application, name and address of property owner, including written, notarized documentation to verify that the applicant has permission to locate on property, zoning district, size of property, postal address and tax parcel number.	X		
2. Payment of application fee.	X		
3. A descriptive statement of the objective(s) for the new facility or material modification and the need for the type of facility and/or capacity requirements.		X	This will be a residential subdivision.
4. Fifteen (15) copies of the site plan folded to a size of no greater than 10" X 10 ½ ".	X		
5. List of adjacent property owners and copy of notification letter sent. *		X	Provided on plat. Notification letter to be provided at a later date when PC date is known.
6. White receipts from post office and green cards from registered letters (at least 7 days prior to the meeting).		X	Provided at a later date.
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	Provided at a later date.
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	Will provide prior to construction
b. 404 Permit		X	Will provide prior to construction
c. Other		X	Will provide prior to construction if needed.
11. Provide a benchmark, clearly defined with a precision of 1/100 th of a foot. This benchmark must be tied to NAVD 88 datum; Benchmarks include but are not limited to, the following: fire hydrant, manhole rim, drainage structure	X		

abutment, etc.	X		
12. Spot elevations at grade breaks along the flow line of drainage swales.	X		
13. A general vicinity map of the project at a scale of 1" = 2000'	X		
14. The location of all existing structures. Dimensions of buildings and setbacks from the building to property lines.		X	No structures onsite
15. Street right-of-way lines clearly labeled. The drawing shall depict any future ROW needs as determined by the AHTD and/or Master Street Plan. Future ROW as well as existing ROW and center lines should be shown and dimensioned.	X		
16. Existing topographic information with source of the information noted. Show:	X		
a. Two foot contour for ground slope between level and ten percent.	X		
b. Four foot contour interval for ground slope exceeding 10%.			X
17. Preliminary grading plan.	X		
Existing Utilities and Drainage Improvements (Copy of the Drainage Criteria Manual can be obtained from the City of Farmington)			
1. Show all known on site and off-site existing utilities, drainage improvements and easements (dimensioned) and provide the structures, locations, types and condition and note them as "existing" on the plat.	X		
2. Existing easements shall show the name of the easement holder, purpose of the easement, and book and page number for the easement. If an easement is blanket or indeterminate in nature, a note to this effect should be placed on the plan.	X		
Proposed Utilities			
1. Regarding all proposed storm sewer structures and drainage structures:			
a. Provide structure location and types.	X		
b. Provide pipe types and sizes.	X		
2. Regarding all proposed sanitary sewer systems	X		
a. Provide pipe locations, sizes and types.	X		
b. Manhole locations.	X		
3. Note the occurrence of any previous sanitary sewer overflow problems on-site or in the proximity of the site		X	None known.
4. If a septic system is to be utilized, note that on the plat. Show the location and test data for all percolation tests.			N/A
5. Regarding all proposed water systems on or near the site:			
a. Provide pipe locations, sizes and types.	X		
b. Note the static pressure and flow of the nearest hydrant.		X	Obtaining info from City of Fayetteville
c. Show the location of proposed fire hydrants, meters, valves, backflow preventers and related appurtenances.	X		
6. All proposed underground or surface utility lines if determined: (this category includes but is not limited to telephone, electrical, natural gas and cable.)			
a. Locations of all related structures.	X		
b. Locations of all lines above and below ground.	X		
c. A note shall be placed where streets will be placed under the existing overhead facilities and the			Only at entrances. No change in grade.

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

Developments only.) Dimension turnaround area at dumpster location.			N/A
15. A description of commonly held areas, if applicable.		X	None known.
16. Draft of covenants, conditions and restrictions, if any.		X	Owner has not drafted.
17. Draft POA agreements, if any.		X	Owner has not drafted.
18. A written description of requested variances and waivers from any city requirements.		X	None requested at this time.
19. Show required building setbacks for large scale developments. Provide a note on the plat of the current setback requirements for the subdivision. A variance is necessary from the Board of Adjustment for proposed setbacks less than those set forth in the zoning district.			N/A
20. Preliminary drainage plan as required by the consulting engineer.	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.*

Ph. 1

7015 1730 0000 4225 6429

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Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$ 0.00
 Return Receipt (electronic) \$ 0.00
 Certified Mail Restricted Delivery \$ 0.00
 Adult Signature Required \$ 0.00
 Adult Signature Restricted Delivery \$ 0.00

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\$6.95
 JENNIFER L KEPHART
 297 N. DOUBLE SPRINGS ROAD
 FARMINGTON, AR. 72730

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

7015 1730 0000 4225 6436

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For delivery information, visit our website at www.usps.com
 Fort Smith, AR 72916

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 \$ 11

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 Return Receipt (hardcopy) \$ 0.00
 Return Receipt (electronic) \$ 0.00
 Certified Mail Restricted Delivery \$ 0.00
 Adult Signature Required \$ 0.00
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Postage \$0.55 11/10/2020

\$4.95
 GHOST RIDER DEVELOPMENT INC
 PO BOX 180428
 FORT SMITH, AR 72916

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

7015 1730 0000 4225 6443

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 Return Receipt (hardcopy) \$ 0.00
 Return Receipt (electronic) \$ 0.00
 Certified Mail Restricted Delivery \$ 0.00
 Adult Signature Required \$ 0.00
 Adult Signature Restricted Delivery \$ 0.00

Postage \$0.55 11/10/2020

\$5.95
 RICHARD A II & ABIGAIL MILLER
 102 S DOUBLE SPRINGS RD
 FARMINGTON, AR 72730

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

7015 1730 0000 4225 6450

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 Return Receipt (electronic) \$ 0.00
 Certified Mail Restricted Delivery \$ 0.00
 Adult Signature Required \$ 0.00
 Adult Signature Restricted Delivery \$ 0.00

Postage \$0.55 11/10/2020

\$4.95
 WALTER BURNETT II
 62 S DOUBLE SPRINGS RD
 FARMINGTON, AR 72730

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

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 \$ 11

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 Return Receipt (hardcopy) \$ 0.00
 Return Receipt (electronic) \$ 0.00
 Certified Mail Restricted Delivery \$ 0.00
 Adult Signature Required \$ 0.00
 Adult Signature Restricted Delivery \$ 0.00

Postage \$0.55 11/10/2020

\$4.95
 PFALZGRAF FAMILY TRUST
 20 N DOUBLE SPRINGS RD
 FARMINGTON, AR 72730

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

7015 1730 0000 4225 6474

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 Return Receipt (hardcopy) \$ 0.00
 Return Receipt (electronic) \$ 0.00
 Certified Mail Restricted Delivery \$ 0.00
 Adult Signature Required \$ 0.00
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\$4.95
 DIAMOND & TERESA LYNN OLIVAS
 25 N. DOUBLE SPRINGS ROAD
 FARMINGTON, AR. 72730-2515

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FAYETTEVILLE, AR 72703

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Extra Services & Fees (check box, add fee as appropriate)	\$2.25	11
<input type="checkbox"/> Return Receipt (hardcopy)	\$2.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	

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11/10/2020

MOUNTAIN TOWN COUNSELING LLC
 297 N. DOUBLE SPRINGS ROAD
 FARMINGTON, AR. 72730

PS Form 3800, April 2015 PSN 7530-02-000-907 See Reverse for Instructions

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FAYETTEVILLE, AR 72703

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Extra Services & Fees (check box, add fee as appropriate)	\$2.25	11
<input type="checkbox"/> Return Receipt (hardcopy)	\$2.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	

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11/10/2020

RED CANYON DEVELOPMENT LLC
 611 W BOWEN BLVD
 FAYETTEVILLE, AR 72703-9754

PS Form 3800, April 2015 PSN 7530-02-000-907 See Reverse for Instructions

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

Applicant: Red Canyon Development, LLC.

Date: November 3, 2020

Project Name: Goose Creek Village Phase I (Final Plat)

Engineer/Architect: Jorgensen & Associates, Inc.

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

Representing: City of Farmington

Name: Christopher B. Brackett, P. E.

1. Note that the instructions above say that the technical plat comments must be addressed prior to re-submission, and that a narrative for each comment must also be submitted along with the revised plat.
2. Add the Final Plat Signature Block to this plat. The signature block is included with these comments.
3. Since the detention ponds are not be shown in separate lots, you will have to dedicate them as drainage easements up to the 100-year WSE at least.
4. How will the easements at are not shown on this Final Plat be dedicated?
5. Payment in lieu of Park Land Conveyance will be required for this subdivision. This fee will be \$600 per single family unit (\$30,600).
6. Label the general utility easement in the rear of Lots 26-36.
7. The sidewalk along Double Springs Road will have to be completed with the infrastructure for the subdivision. If the remainder of the sidewalk construction is to be delayed until the home construction then the developer shall provide an escrow account in accordance with Ordinance No 8.1(C), 3(A.). You will need to provide a cost estimate for the construction of the sidewalk for approval.
8. When all improvements have been installed, a final inspection must be conducted with the Engineer of Record, the contractor, Olsson representatives and City representatives. All punch list items must be completed and accepted prior to final approval of the final plat.

CERTIFICATE OF APPROVAL FOR RECORDING:

THIS PLAT WAS APPROVED BY THE FARMINGTON PLANNING COMMISSION AT A MEETING HELD _____, 20_____

DATE

CHAIRMAN

CERTIFICATE OF SURVEY AND ACCURACY:

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED ON THIS PLAT IS A TRUE AND CORRECT SURVEY AND THAT THE CORNERS HAVE BEEN SET AS INDICATED ON THE PLAT.

DATE

REGISTERED LAND SURVEYOR/PROFESSIONAL LAND SURVEYOR

CERTIFICATE OF APPROVAL OF UTILITY EASEMENTS:

WE HEREBY CERTIFY THAT ALL UTILITY EASEMENTS, INCLUDING CABLE TELEVISION EASEMENTS, PLATTING IN THIS SUBDIVISION ARE SHOWN AS REQUESTED AND WERE APPROVED BY THE UNDERSIGNED UTILITIES OF THE CITY OF FARMINGTON, ARKANSAS.

DATE

ELECTRIC

DATE

GAS SERVICE

DATE

TELEPHONE

DATE

CABLE TELEVISION

DATE

WATER

DATE

SEWER

CERTIFICATE OF OWNERSHIP AND DEDICATION:

WE, THE UNDERSIGNED, HEREBY TRANSMIT THIS PLAT TO THE CITY OF FARMINGTON FOR APPROVAL AND ACCEPTANCE AND CERTIFY TO BE THE OWNER(S) OF THE PROPERTY DESCRIBED AND HEREBY DEDICATE ALL STREETS, ALLEYS, EASEMENTS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED. ALSO, ESTABLISHED HEREBY IS THE RIGHT OF INGRESS AND EGRESS TO SAID EASEMENTS, THE RIGHT TO PROHIBIT THE ERECTION OF BUILDINGS AND STRUCTURES WITHIN SAID EASEMENTS, AND THE RIGHT TO REMOVE OR TRIM TREES WITHIN SAID EASEMENTS. THE UNDERSIGNED CERTIFY THAT THE PLATTING AS FILED ON RECORD CANNOT BE CHANGED UNLESS VACATED PURSUANT TO APPLICABLE LOCAL OR OTHER LAW.

DATE

OWNER

DATE

OWNER

CERTIFICATE OF APPROVAL:

THE UNDERSIGNED HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT MEETS CURRENT REGULATIONS OF THE CITY OF FARMINGTON AS EACH PERTAINS TO THIS PLAT AND TO THE AREA OF RESPONSIBILITY SHOWN BELOW.

DATE SIGNATURE

BUILDING SETBACK DIMENSIONS:

BUILDING INSPECTOR

PUBLIC PROTECTION PROVISIONS:

FIRE CHIEF

POLICE CHIEF

PUBLIC INFRASTRUCTURE

CITY'S ENGINEERING CONSULTANT

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

Applicant: Red Canyon Development, LLC

Date: 11/03/20

Project Name: Goose Creek Village Ph. 1 (Final Plat)

Engineer/Architect: Jorgensen & 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: City of Farmington Name: Judy Horne – 267-1022, 856-1911
Landscaping Ordinance Requirements

- 1) It appears no landscaping is planned in this Phase 1 of Goose Creek Village subdivision so the Landscaping Ordinance requirements for entryway(s) does not apply.

- 2) There is no park land shown in this subdivision. Therefore, Landscape Ordinance will require developer to pay \$600 per 51 buildable lots or \$30,600 in lieu of park land dedication. This payment is to be made to the Farmington City Parks and Trails Development Fund. Also the ordinance states that “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.”

Additional information is available at Article XII. Dedication and Landscaping of Neighborhood Parks.

Received By: _____

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

Applicant: Red Canyon Development, LLC.

Date: 11/3/20

Project Name: Goose Creek Village Ph. 1 (Final Plat)

Engineer/Architect: Jorgensen & 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: Ozark Electric Name: Wes Mahaffey

NEED 15 FT. U.E. Between Lots

38 And 39. For ARE Primary

Thanks

Received By: _____

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

Applicant: Red Canyon Development, LLC.

Date: 11/03/2020

Project Name: Goose Creek Village Phase 1, Final Plat

Engineer/Architect: Jorgenson & 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: City of Farmington Name: Melissa McCarville

1. Engineering fees will accumulate as the development continues. We will bill the engineer or the developer monthly.
2. Adjacent property owners must be notified by certified mail; receipts should be submitted by one week prior to the Planning Commission meeting.
3. An advertisement regarding the development should be in the paper no later than 10 days prior to the planning commission meeting. Proof of publication must be provided when it is available.
4. The revised plan must be submitted by next Tuesday, November 10th by noon. The City requires 15 copies for planning commission. The Planning Commission needs only a site plan. Plans must be folded with all sheets included in one set.
5. A revised copy of the plan and drainage plan should be delivered directly to Chris Brackett at his office.
6. Planning Commission meeting will be **Monday, November 23, 2020 at 6:00 pm**. We are currently doing our meetings virtual. Please provide me with email addresses for whoever wants to participate in that meeting. My email is melissamccarville@cityoffarmington-ar.gov. A link for the meeting will be sent out closer to the date. Please watch our Facebook page and website for details.



November 10, 2020

City of Farmington
354 W Main
Farmington, AR 72730

Attn: Melissa McCarville
RE: Goose Creek Ph I Final Plat

Please find below our responses to comments from each department that was provided at the Technical Review on November 3rd.

Comments from Planning (Melissa McCarville)

1. Engineering fees will continue to accrue throughout the project. We will bill the engineer or the developer monthly. *Noted.*
2. Adjacent property owners must be notified by certified mail; receipts should be submitted by one week prior to the Planning Commission. *Noted. Will provide receipts.*
3. An advertisement regarding the public hearing should be in the paper no later than 10 days prior to the planning commission meeting. Proof of publication must be provided when it is available. *Noted. Will provide proof of publication.*
4. The revised plan should be submitted by next Tuesday, November 10th at noon. The City requires 15 copies for planning commission. The Planning Commission needs only a site plan. Plans must be folded with all sheets included in one set.
5. A revised copy and drainage plan should be delivered directly to Chris Brackett at his office. *A PDF has been emailed.*
6. Planning Commission meeting will be Monday, November 23, 2020 at 6:00 pm. We are currently doing our meetings virtual. Please provide me with email addresses for whoever wants to participate in that meeting. My email is melissamccarville@cityoffarmington-ar.gov. A link for the meeting will be sent out closer to the date. Please watch our Facebook page and website for details. *Noted.*

Comments from Engineering (Chris Brackett, PE)

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. Narrative provided.*
2. Add the Final Plat Signature Block to this plat. The signature block is included with these comments. *Added.*
3. Since the detention ponds are not be shown in separate lots, you will have to dedicate them as drainage easements up to the 100-year WSE at least. *Offsite drainage easements to be dedicated by separate plat. Will dedicate them up to the 100-year WSE at the very least.*
4. How will easements that are not shown on this Final Plat be dedicated? *By separate plat/document.*
5. Payment in lieu of Park Land Conveyance will be required for this subdivision. This fee will \$600 per single family unit (\$30,600). *Concur. Developer/Owner to pay.*
6. Label the general utility easement in the rear of Lots 26-36. *Labeled.*
7. The sidewalk along Double Springs Road will have to be completed with the infrastructure for the subdivision. If the remainder of the sidewalk construction is to be delayed until the home construction then the developer shall provide an escrow account in accordance with Ordinance No 8.1(C), 3(A). You will need to provide a cost estimate for the construction of the sidewalk for approval. *Will provide.*
8. When all improvements have been installed, a final inspection must be conducted with the Engineer of Record, the contractor, Olsson representatives and City representatives. All punch list items must be completed and accepted prior to final approval of the final plat. *Noted.*

No Comments from Building (Rick Bramall)

Comments from Landscape (Judy Horne)

1. It appears no landscaping is planned in this Phase 1 of Goose Creek Village subdivision so the Landscaping Ordinance requirements for entryway(s) does not apply. *Concur.*
2. There is no park land shown in this subdivision. Therefore, Landscape Ordinance will require developer to pay \$600 per 51 buildable lots or \$30,600 in lieu of park land dedication. This payment is to be made to the Farmington City Parks and Trails Development Fund. Also the ordinance states that "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."

Additional information is available at Article XII. Dedication and Landscaping of Neighborhood Park.

Developer to pay fees.

No Comments from Fire

Comments from City of Fayetteville Engineering (Jonathan Ely)

1. Include necessary signature blocks for approval of water and sewer system, as well as approval of utility easements. *Blocks added.*
2. Show extents of new sewer main to the south. Show dedication of all new easements and/or reference existing easements. Including offsite. *Offsite easements to be dedicated by separate plat.*
3. Prior to the sign off on the final plat, Jorgensen & Associates must schedule a final inspection with City of Fayetteville, and provide all closeout documents, certifications, as builts, etc. *Will schedule and provide.*

Comments from Ozarks Electric Coop. (Wes Mahaffey)

We added a 15ft UE between lots 38 and 39 for primary per request.

Comments from PGTELCO were not received.

Comments from Blackhills Gas were not received.

Comments from Cox Communications were not received.

Thank you for reviewing this project. If there are any questions, comments, or concerns, please let us know.

Sincerely,

Jared S. Inman, PE

Agenda Item 4. B

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: Red Canyon Development LLC Day Phone: 479-582-9597

Address: 1204 E Joyce Blvd Fayetteville AR 72703 Fax: _____

Representative: Jorgensen + Assoc. Day Phone: 479-442-9127

Address: 124 W Sunbridge #5, Fayetteville, AR, 72703 Fax: _____

Property Owner: same as applicant Day Phone: _____

Address: _____ Fax: _____

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

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

For office use only:

Fee paid \$ _____ Date _____ Receipt # _____

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

Property Description

Site Address -- Just west of Goose Creek Subd. Ph I

Current Zoning -- R-1

Attach legal description

Goose Creek Village Ph. 2

Financial Interests

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

Red Canyon Development 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.*

[Signature]
Applicant Signature

Date Oct 19 2020

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

[Signature]
Owner/Agent Signature

Date Oct 19 2020

LSD/Subdivision Application Checklist:

Yes No N/A, why?

1. Completed application form which includes: name and address of person preparing application, name and address of property owner, including written, notarized documentation to verify that the applicant has permission to locate on property, zoning district, size of property, postal address and tax parcel number.	X		
2. Payment of application fee.	X		
3. A descriptive statement of the objective(s) for the new facility or material modification and the need for the type of facility and/or capacity requirements.		X	This will be a residential subdivision.
4. Fifteen (15) copies of the site plan folded to a size of no greater than 10" X 10 ½ ".	X		
5. List of adjacent property owners and copy of notification letter sent. *		X	Provided on plat. Notification letter to be provided at a later date when PC date is known.
6. White receipts from post office and green cards from registered letters (at least 7 days prior to the meeting).		X	Provided at a later date.
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	Provided at a later date.
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	Will provide prior to construction if needed.
11. Provide a benchmark, clearly defined with a precision of 1/100 th of a foot. This benchmark must be tied to NAVD 88 datum; Benchmarks include but are not limited to, the following: fire hydrant, manhole rim, drainage structure	X		

abutment, etc.	X		
12. Spot elevations at grade breaks along the flow line of drainage swales.	X		
13. A general vicinity map of the project at a scale of 1" = 2000'	X		
14. The location of all existing structures. Dimensions of buildings and setbacks from the building to property lines.		X	No structures onsite
15. Street right-of-way lines clearly labeled. The drawing shall depict any future ROW needs as determined by the AHTD and/or Master Street Plan. Future ROW as well as existing ROW and center lines should be shown and dimensioned.	X		
16. Existing topographic information with source of the information noted. Show:	X		
a. Two foot contour for ground slope between level and ten percent.	X		
b. Four foot contour interval for ground slope exceeding 10%.			X
17. Preliminary grading plan.	X		
Existing Utilities and Drainage Improvements (Copy of the Drainage Criteria Manual can be obtained from the City of Farmington)			
1. Show all known on site and off-site existing utilities, drainage improvements and easements (dimensioned) and provide the structures, locations, types and condition and note them as "existing" on the plat.	X		
2. Existing easements shall show the name of the easement holder, purpose of the easement, and book and page number for the easement. If an easement is blanket or indeterminate in nature, a note to this effect should be placed on the plan.	X		
Proposed Utilities			
1. Regarding all proposed storm sewer structures and drainage structures:			
a. Provide structure location and types.	X		
b. Provide pipe types and sizes.	X		
2. Regarding all proposed sanitary sewer systems	X		
a. Provide pipe locations, sizes and types.	X		
b. Manhole locations.	X		
3. Note the occurrence of any previous sanitary sewer overflow problems on-site or in the proximity of the site		X	None known.
4. If a septic system is to be utilized, note that on the plat. Show the location and test data for all percolation tests.			N/A
5. Regarding all proposed water systems on or near the site:			
a. Provide pipe locations, sizes and types.	X		
b. Note the static pressure and flow of the nearest hydrant.		X	Obtaining info from City of Fayetteville
c. Show the location of proposed fire hydrants, meters, valves, backflow preventers and related appurtenances.	X		
6. All proposed underground or surface utility lines if determined: (this category includes but is not limited to telephone, electrical, natural gas and cable.)			
a. Locations of all related structures.	X		
b. Locations of all lines above and below ground.	X		
c. A note shall be placed where streets will be placed under the existing overhead facilities and the			Only at entrances. No change in grade.

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

Developments only.) Dimension turnaround area at dumpster location.			N/A
15. A description of commonly held areas, if applicable.		X	None known.
16. Draft of covenants, conditions and restrictions, if any.		X	Owner has not drafted.
17. Draft POA agreements, if any.		X	Owner has not drafted.
18. A written description of requested variances and waivers from any city requirements.		X	None requested at this time.
19. Show required building setbacks for large scale developments. Provide a note on the plat of the current setback requirements for the subdivision. A variance is necessary from the Board of Adjustment for proposed setbacks less than those set forth in the zoning district.			N/A
20. Preliminary drainage plan as required by the consulting engineer.	X		

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

RECEIPT

DATE 10-21-20No. 269831

RECEIVED FROM

Engins Construction\$ 2000.00Two thousand and no/100 DOLLARS FOR RENT FOR CASH CHECK MONEY ORDER CREDIT CARD

FROM

TO

BY

L. Colson

3-11

ACCOUNT		
PAYMENT	<u>2000.00</u>	
BAL. DUE		

ck#
563746

City of Farmington, AR

10/21/2020 9:03AM 01
000000#0148 CLERK01Development Fees
\$2000.00ITEMS 10
CHECK \$2000.00

NOTICE OF PUBLIC HEARING

A petition for Preliminary Plat for the property as described below has been filed with the City of Farmington on the _____ day of _____, 20_____.

PLACE LEGAL DESCRIPTION OF PROPERTY HERE

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

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

**NOTICE OF PUBLIC HEARING BEFORE
THE FARMINGTON PLANNING COMMISSION
ON AN APPLICATION FOR PRELIMINARY PLAT**

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

Location

Owned by

Riggins Construction & Development

NOTICE IS HEREBY GIVEN THAT an application has been filed for PRELIMINARY PLAT of the above property .

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

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

ADJOINING PROPERTY OWNERS

Parcel: 760-02350-002
RIGGINS CONSTRUCTION OF NWA INC
1204 E JOYCE BLVD #102
FAYETTEVILLE, AR 72703

Parcel: 760-02351-200
MCCONNELL, DAVID C & MICHELE L
14489 DRAIN RD
FARMINGTON, AR 72730-8707

Parcel: 760-02740-000
PEARCY, JAY D & HAVEN E
483 W HYDRANGEA DR
FARMINGTON, AR 72730

Parcel: 760-02741-000
PEARCY, JAY D & HAVEN E
483 W HYDRANGEA DR
FARMINGTON, AR 72730

Parcel: 760-02743-000
ISMAIL, MOHAMMAD & ROSHAN ARA
471 W HYDRANGEA DR
FARMINGTON, AR 72730

Parcel: 760-02742-000
MATHIAS, SAM; PEARCY, JAY D & HAVEN E
443 HYDRANGEA DR
FARMINGTON, AR 72730

Parcel: 760-02745-000
THOMPSON, BEAU P & KATHERINE P
443 W HYDRANGEA DR
FARMINGTON, AR 72730

Parcel: 760-02747-000
BLAKELY, ROBERT ALLEN & STEPHANIE
429 W HYDRANGEA DR
FARMINGTON, AR 72730

Parcel: 760-02748-000
PENNE, PHILIP J; MACKLEM, MELISSA A
592 N MCLEOD DR
FARMINGTON, AR 72730

Parcel: 760-02350-800
SIEGEL, DEBORAH & LOPEZ DE LA CRUZ, MARICELA
117 N DOUBLE SPRINGS RD
FARMINGTON, AR 72730

Parcel: 760-02350-700
OLIVAS, DIAMOND R & TERESA LYNN
25 N DOUBLE SPRINGS RD
FARMINGTON, AR 72730

Parcel: 765-16214-100
PFALZGRAF FAMILY TRUST KELLYE E & CHARLOTTE
PFALZGRAF
20 N DOUBLE SPRINGS RD
FARMINGTON, AR 72730

Parcel: 765-16225-600
BURNETT, WALTER II
62 S DOUBLE SPRINGS RD
FARMINGTON, AR 72730

Parcel: 765-16225-500
MILLER, RICHARD A II & ABIGAIL
102 S DOUBLE SPRINGS RD
FARMINGTON, AR 72730

Parcel: 765-16225-400
GHOST RIDER DEVELOPMENT INC
9524 WEY BRIDGE DR
FORT SMITH, AR 72916

Parcel: 760-02350-003
KEPHART, JENNIFER L
297 DOUBLE SPRINGS RD
FARMINGTON, AR 72730

Parcel: 760-02350-000
MOUNTAIN TOWN COUNSELING LLC
297 N DOUBLE SPRINGS RD
FARMINGTON, AR 72730

Parcel: 765-16225-800
PRUETT, GARY; PRUETT FAMILY TR;
PRUETT, KEVIN; PRUETT, STEPHEN;
438 RIVER PARK DR
REDDING, CA 96003

Parcel: 760-02383-000
WILLIAMS, DOUGLAS L REVOCABLE TRUST
P O BOX 1797
FARMINGTON, AR 72730

Parcel: 760-02382-000
GOOSE CREEK PROPERTIES LLC
496 DOUBLE SPRINGS RD
FAYETTEVILLE, AR 72702

ADJOINING PROPERTY OWNERS

Parcel: 760-02360-000
PURIFOY, JOHN & AMY
611 N DOUBLE SPRINGS RD
FARMINGTON, AR 72730

Parcel: 760-02386-000
MAHAN, DAVID D & PATRICIA A
412 GOOSE CREEK RD
FARMINGTON, AR 72730

Parcel: 760-02357-000
MAHAN, DAVID D & PATRICIA A
412 GOOSE CREEK RD
FARMINGTON, AR 72730

Parcel: 760-02389-000
MCCRATIC, DOUGLAS W & KAREN S
434 GOOSE CREEK RD
FARMINGTON, AR 72730

Parcel: 760-02358-000
MCCRATIC, DOUGLAS W & KAREN S
434 GOOSE CREEK RD
FARMINGTON, AR 72730

Parcel: 760-02356-000
BURNS, MATTHEW D & LORI J
464 W GOOSE CREEK RD
FARMINGTON, AR 72730

Parcel: 760-02352-000
YOUNG, PHYLLIS ANN
546 GOOSE CREEK RD
FARMINGTON, AR 72730-8506

Parcel: 760-02351-000
YOUNG, PHYLLIS ANN
546 GOOSE CREEK RD
FARMINGTON, AR 72730-8506

Ph.D

7015 1730 0000 4225 6597

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	\$3.55	0190
Extra Services & Fees (check box, add fee as appropriate)	\$4.25	11
<input type="checkbox"/> Return Receipt (hardcopy)	\$1.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	

Postmark Here

11/10/2020

MATHIAS, SAM; PEARCY, JAY & HAVEN
 443 HYDRANGEA DR
 FARMINGTON, AR 72730

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

7015 1730 0000 4225 6603

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	\$3.55	0190
Extra Services & Fees (check box, add fee as appropriate)	\$2.25	11
<input type="checkbox"/> Return Receipt (hardcopy)	\$1.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	

Postmark Here

11/10/2020

ISMAIL, MOHAMMAD & ROSHAN ARA
 471 W HYDRANGEA DR
 FARMINGTON, AR 72730

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

7015 1730 0000 4225 6627

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	\$3.55	0190
Extra Services & Fees (check box, add fee as appropriate)	\$4.25	11
<input type="checkbox"/> Return Receipt (hardcopy)	\$1.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	

Postmark Here

11/10/2020

PEARCY, JAY D & HAVEN E
 483 W HYDRANGEA DR
 FARMINGTON, AR 72730

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

7015 1730 0000 4225 6610

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	\$3.55	0190
Extra Services & Fees (check box, add fee as appropriate)	\$2.25	11
<input type="checkbox"/> Return Receipt (hardcopy)	\$1.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	

Postmark Here

11/10/2020

MCCONNELL, DAVID C & MICHELE L
 14489 DRAIN RD
 FARMINGTON, AR 72730-8707

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

7015 1730 0000 4225 6577

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

For delivery information, visit our website at www.usps.com
 Fayetteville, AR 72703

Certified Mail Fee	\$3.55	0190
Extra Services & Fees (check box, add fee as appropriate)	\$4.25	11
<input type="checkbox"/> Return Receipt (hardcopy)	\$1.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	

Postmark Here

11/10/2020

RIGGINS CONSTRUCTION OF NWA INC
 1204 E JOYCE BLVD #102
 FAYETTEVILLE, AR 72703

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

7015 1730 0000 4225 6573

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	\$3.55	0190
Extra Services & Fees (check box, add fee as appropriate)	\$2.25	11
<input type="checkbox"/> Return Receipt (hardcopy)	\$1.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	

Postmark Here

11/10/2020

BLAKELY, ROBERT ALLEN & STEPHANIE
 429 W HYDRANGEA DR
 FARMINGTON, AR 72730

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

7015 1730 0000 4225 6719

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

For delivery information, visit our website at www.usps.com
 Fort Smith, AR 72916

Certified Mail Fee	\$3.55	0190
Extra Services & Fees (check box, add fee as appropriate)	\$7.25	11
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	11/10/2020

Postmark Here

GHOST RIDER DEVELOPMENT INC
 9524 WEY BRIDGE DR
 FORT SMITH, AR 72916

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

7015 1730 0000 4225 6719

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com
 Farmington, AR 72730

Certified Mail Fee	\$3.55	0190
Extra Services & Fees (check box, add fee as appropriate)	\$7.25	11
<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	\$0.55	11/10/2020

Postmark Here

MILLER, RICHARD A II & ABIGAIL
 102 S DOUBLE SPRINGS RD
 FARMINGTON, AR 72730

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

7015 1730 0000 4225 6726

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	\$3.55	0190
Extra Services & Fees (check box, add fee as appropriate)	\$7.25	11
<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	\$0.55	11/10/2020

Postmark Here

BURNETT, WALTER II
 62 S DOUBLE SPRINGS RD
 FARMINGTON, AR 72730

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

7019 2280 0000 5034 0359

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	\$3.55	0190
Extra Services & Fees (check box, add fee as appropriate)	\$7.25	11
<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	\$0.55	11/10/2020

Postmark Here

PFALZGRAE FAMILY TRUST KELLYE E &
 CHARLOTTE PFALZGRAF
 20 N DOUBLE SPRINGS RD
 FARMINGTON, AR 72730

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

7015 1730 0000 4225 6504

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	\$3.55	0190
Extra Services & Fees (check box, add fee as appropriate)	\$7.25	11
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	11/10/2020

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YOUNG, PHYLLIS ANN
 546 GOOSE CREEK RD
 FARMINGTON, AR 72730-8506

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

7015 1730 0000 4225 6511

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	\$3.55	0190
Extra Services & Fees (check box, add fee as appropriate)	\$7.25	11
<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	\$0.55	11/10/2020

Postmark Here

BURNS, MATTHEW D & LORI J
 464 W GOOSE CREEK RD
 FARMINGTON, AR 72730

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

7015 1730 0000 4225 6658

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
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Farmington, AR 72730

Certified Mail Fee	\$3.55	0190
Extra Services & Fees (check box, add fee as appropriate)	\$2.35	11
<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	\$0.55	

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11/10/2020

PURIFOY, JOHN & AMY
611 N DOUBLE SPRINGS RD
FARMINGTON, AR 72730

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

7015 1730 0000 4225 6641

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	\$3.55	0190
Extra Services & Fees (check box, add fee as appropriate)	\$2.35	11
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	

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11/16/2020

GOOSE CREEK PROPERTIES LLC
496 DOUBLE SPRINGS RD
FAYETTEVILLE, AR 72702
Farmington AR 72730

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

7015 1730 0000 4225 6672

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	\$3.55	0190
Extra Services & Fees (check box, add fee as appropriate)	\$2.35	11
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	

Postmark Here

11/10/2020

WILLIAMS, DOUGLAS L REVOCABLE
TRUST
P O BOX 1797
FARMINGTON, AR 72730

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

7015 1730 0000 4225 6672

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

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

Redding, CA 96003

Certified Mail Fee	\$3.55	0190
Extra Services & Fees (check box, add fee as appropriate)	\$2.35	11
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	

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11/10/2020

PRUETT, GARY; PRUETT FAMILY TR;
PRUETT, KEVIN; PRUETT, STEPHEN;
438 RIVER PARK DR
REDDING, CA 96003

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

7015 1730 0000 4225 6696

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	\$3.55	0190
Extra Services & Fees (check box, add fee as appropriate)	\$2.35	11
<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	\$0.55	

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11/10/2020

MOUNTAIN TOWN COUNSELING LLC
297 N DOUBLE SPRINGS RD
FARMINGTON, AR 72730

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

7015 1730 0000 4225 6696

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	\$3.55	0190
Extra Services & Fees (check box, add fee as appropriate)	\$2.35	11
<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	\$0.55	

Postmark Here

11/10/2020

KEPHART, JENNIFER L
297 DOUBLE SPRINGS RD
FARMINGTON, AR 72730

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

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

Applicant: Red Canyon Development, LLC.

Date: 11/03/2020

Project Name: Goose Creek Village Phase 2, Preliminary Plat

Engineer/Architect: Jorgenson & 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: City of Farmington Name: Melissa McCarville

1. Engineering fees will accumulate as the development continues. We will bill the engineer or the developer monthly.
2. Adjacent property owners must be notified by certified mail; receipts should be submitted by one week prior to the Planning Commission meeting.
3. An advertisement regarding the development should be in the paper no later than 10 days prior to the planning commission meeting. Proof of publication must be provided when it is available.
4. The revised plan must be submitted by next Tuesday, November 10th by noon. The City requires 15 copies for planning commission. The Planning Commission needs only a site plan. Plans must be folded with all sheets included in one set.
5. A revised copy of the plan and drainage plan should be delivered directly to Chris Brackett at his office.
6. Planning Commission meeting will be **Monday, November 23, 2020 at 6:00 pm**. We are currently doing our meetings virtual. Please provide me with email addresses for whoever wants to participate in that meeting. My email is melissamccarville@cityoffarmington-ar.gov. A link for the meeting will be sent out closer to the date. Please watch our Facebook page and website for details.

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

Applicant: Red Canyon Development, LLC.

Date: November 3, 2020

Project Name: Goose Creek Village Phase II (Preliminary Plat)

Engineer/Architect: Jorgensen & Associates, Inc.

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

Representing: City of Farmington

Name: Christopher B. Brackett, P. E.

1. Note that the instructions above say that the technical plat comments must be addressed prior to re-submission, and that a narrative for each comment must also be submitted along with the revised plat.
2. Partial cul-de-sac are not allowed by Ordinance 8.1(D) Section 2. Remove the partial cul-de-sac on Cackling. I have included a copy of this ordinance with these comments.
3. Canada Street must extend to the phase line (the depth of Lot 39).
4. More details on the traffic circle at the intersection of Goose Crossing and Taverner. The City will have to agree to maintain this circle.
5. Label the proposed sidewalk and greenspace.
6. The street name must be approved by the City of Fayetteville 911 coordinator.
7. Continue the lot numbering from the last lot in Phase I.
8. Add fire hydrants to the plan.
9. The Planning Commission will have to accept the parkland. The banks of the pond are shown in the easement for the adjoining lots. The pond bank cannot be in the easement.

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

Applicant: Red Canyon Development, LLC

Date: 11/03/20

Project Name: Goose Creek Village Ph. 2 (Preliminary Plat)

Engineer/Architect: Jorgensen & 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: City of Farmington Name: Judy Horne -- 267-1022, 856-1911
Landscaping Ordinance Requirements

- 1) I don't see entryways into subdivision in Phase 2 so the Landscaping Ordinance requirements for entryway(s) does not apply.
- 2) With the information provided, it is not possible to determine if the proposed "Lot #35, 1.09 acre "Pond/Park Land" meets the Landscape Ordinance requirements for appropriate park land. See excerpt from the ordinance below:

- I. Unacceptable Park Land.** Street front landscape buffers or parking lot landscape buffers and islands; major utility easements over 30 feet wide; storm water detention ponds; irrigation ditches, swales, and storm water channels, land with steep grade, land with immovable trash, junk, and/or pollutants, or any other land deemed unsuitable by the Planning Commission, shall not be dedicated as park land.

The proposed "pond/parkland" area proposed (1.09 acre) does appear to come very close to meeting the .02 acre per buildable lot requirement (.02 X 55 = 1.1 acre). If developer believes this is appropriate land for park land, then perhaps an appeal could be made to Planning Commission for consideration of proposed greenspace area. That would be their decision to make.

If Lot 35 is not deemed appropriate for park land, then the ordinance will require developer to pay \$600 X 55 buildable lots or \$33,000 in lieu of park land dedication, if no other suitable park land is made available. This payment would be made to the Farmington City Parks and Trails Development Fund. Also the ordinance states that "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."

Additional information is available at Article XII. Dedication and Landscaping of Neighborhood Parks.

Received By: _____

Date: 10/28/2020

City: FARMINGTON

Subdivision Name: GOOSE CREEK VILLAGE 2

General Comments:

1. Any relocation of existing facilities or extension of line that must 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:



November 10, 2020

City of Farmington
354 W Main
Farmington, AR 72730

Attn: Melissa McCarville
RE: Goose Creek Ph II Preliminary Plat

Please find below our responses to comments from each department that was provided at the Technical Review on November 3rd.

Comments from Planning (Melissa McCarville)

1. Engineering fees will continue to accrue throughout the project. We will bill the engineer or the developer monthly. *Noted.*
2. Adjacent property owners must be notified by certified mail; receipts should be submitted by one week prior to the Planning Commission. *Noted. Will provide receipts.*
3. An advertisement regarding the public hearing should be in the paper no later than 10 days prior to the planning commission meeting. Proof of publication must be provided when it is available. *Noted. Will provide proof of publication.*
4. The revised plan should be submitted by next Tuesday, November 10th at noon. The City requires 15 copies for planning commission. The Planning Commission needs only a site plan. Plans must be folded with all sheets included in one set.
5. A revised copy and drainage plan should be delivered directly to Chris Brackett at his office. *A PDF has been emailed.*
6. Planning Commission meeting will be Monday, November 23, 2020 at 6:00 pm. We are currently doing our meetings virtual. Please provide me with email addresses for whoever wants to participate in that meeting. My email is melissamccarville@cityoffarmington-ar.gov. A link for the meeting will be sent out closer to the date. Please watch our Facebook page and website for details. *Noted.*

Comments from Engineering (Chris Brackett, PE)

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. Narrative provided.*
2. Partial cul-de-sac are not allowed by Ordinance 8.1 (D) Section 2. Remove the partial cul-de-sac on Cackling. I have included a copy of this ordinance with these comments. *Partial cul-de-sac removed.*
3. Canada Street must extend to the phase line (the depth of Lot 39). *Street has been extended.*
4. More details on the traffic circle at the intersection of Goose Crossing and Taverner. The City will have to agree to maintain this circle. *Detail and constructed example has been sent for reference.*
5. Label the proposed sidewalk and greenspace. *Labeled.*
6. The street name must be approved by the City of Fayetteville 911 coordinator. *Street names have been approved by the CoF 911 Coordinator. Will verify these names and street locations with them.*
7. Continue the lot numbering from the last lot in Phase I. *Revised.*
8. Add fire hydrants to the plan. *Added.*
9. The Planning Commission will have to accept the parkland. The banks of the pond are shown in the easement for the adjoining lots. The pond bank cannot be in the easement. *We lost a lot with the removal of the partial cul-de-sac and we Riggins decided to remove the parkland lot and add back lots in this area. They would like to dedicate a larger portion of parkland along the woods north of the regional detention pond.*

No Comments from Building (Rick Bramall)

Comments from Landscape (Judy Horne)

1. I don't see entryways into subdivision in Phase 2 so the Landscaping Ordinance requirements for entryway(s) does not apply. *Concur.*
2. With the information provided, it is not possible to determine if the proposed "Lot #35, 1.09 acre "Pond/Park Land" meets the Landscape Ordinance requirements for appropriate park land. See excerpt from the ordinance below:

The proposed "pond/parkland" area proposed (1.09 acre) does appear to come very close to meeting the .02 acre per buildable lot requirement (.02 x 55 = 1.1 acre). If developer believes this is appropriate land for park land, then perhaps an appeal could be made Planning Commission for consideration of proposed greenspace area. That would be their decision to make.

If Lot 35 is not deemed appropriate for park land, then the ordinance will require developer to pay \$600 x 55 buildable lots or \$33,000 in lieu of park land dedication, if no other suitable park land is made available. This payment would be made to the Farmington City Parks and Trails Development Fund. Also, the ordinance states that "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.

Additional information is available at Article XII. Dedication and Landscaping of Neighborhood Parks.

Since partial cul-de-sac was deleted and there was discussion of the pond being in backyard easements and the City possibly not wanting the land, Riggins decided to remove the parkland lot and add back lots in this area. They would like to dedicate a larger portion of parkland along the woods north of the regional detention pond. We would like to coordinate with you on what makes the most sense moving forward for future phases.

Comments from Fire

1. Add Fire Hydrants. *Added.*

Comments from City of Fayetteville Engineering (Jonathan Ely)

1. This project will require a utility permit from the City of Fayetteville. Detailed review of water and sanitary sewer improvements will be completed during that permit review. You can apply for this permit using the online Citizen Self Service Portal through Fayetteville-AR.gov. *Will apply.*
2. Show water meters, indicate double/single and label size. *Revised to show.*
3. Show fire hydrants, ensure max spacing is met. *Revised to show.*
4. Show waterline fittings and valves. *Revised to show.*
5. Waterline conflicts with storm sewer pipe near lot 38. *Revised.*
6. Sewer conflict with storm near lot 51. *Revised.*
7. Sewer conflict with light pole near lot 42. *Revised.*
8. Show sewer stubouts at end of Goose Crossing Rd., Taverner Rd., and Canada Rd. for future phase. *Future phases will drain a different direction.*

Comments from Ozarks Electric Coop. (Wes Mahaffey)

We have reviewed and are agreeable with the General Comments (1-11), dated 10/28/2020 for Red Canyon Subd., provided in letter form at City of Farmington Technical Review.

Comments from PGTELCO were not received.

Comments from Blackhills Gas were not received.

Comments from Cox Communications were not received.

Thank you for reviewing this project. If there are any questions, comments, or concerns, please let us know.

Sincerely,

Jared S. Inman, PE

Agenda Item 4. C

City of Farmington
Application and Checklist
Large Scale Development

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

Applicant: Aaron Blue - Onyx Creative Day Phone: 216-223-3243
 Address: 25001 Emery Rd., Suite 400
Cleveland, OH 44128 Fax: 216-223-3210

Representative: JR Osborn - TSC Day Phone: 615-948-9088
 Address: 5401 Virginia Way
Brentwood, TN 37027 Fax: _____

Property Owner: Goldstein Farmington, LLC Day Phone: _____
 Address: 150 Metro Park
Rochester, NY 14600 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 -- 215 East Main, Farmington, AR 72730
 Current Zoning -- _____
 Attach legal description

*Tractor Supply
side lot project*

Financial Interests

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

Tractor Supply Co. - Tenant

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.*

L. Blue Date 11/10/2020
 Applicant Signature

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

Ron Stewart Date 11-11-20
 Owner/Agent Signature
 Tenant

LSD/Subdivision Application Checklist:

Yes No N/A, why?

1. Completed application form which includes: name and address of person preparing application, name and address of property owner, including written, notarized documentation to verify that the applicant has permission to locate on property, zoning district, size of property, postal address and tax parcel number.	X		
2. Payment of application fee.	X		
3. A descriptive statement of the objective(s) for the new facility or material modification and the need for the type of facility and/or capacity requirements.	X		
4. Fifteen (15) copies of the site plan folded to a size of no greater than 10" X 10 ½ ".	X		
5. List of adjacent property owners and copy of notification letter sent. *	X		
6. White receipts from post office and green cards from registered letters (at least 7 days prior to the meeting).		X	Certified letters sent on 11/10, receipt attached
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	Contacted the Arkansas Democrat Gazette on 11/10, Classified running on 11/15
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	See attached list.
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.			N/A - Existing
7. Written legal description. (If the project is in more than one tract the legal for each individual tract must be provided.)			
8. P.O.B. from a permanent well-defined reference point, P.O.B. must be clearly labeled.			N/A - Existing Site
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.			N/A - Existing
10. Status of regulatory permits:			N/A - Existing
a. NPDES Storm water Permit			
b. 404 Permit			
c. Other			
11. Provide a benchmark, clearly defined with a precision of 1/100 th of a foot. This benchmark must be tied to NAVD 88 datum; Benchmarks include but are not limited to, the following: fire hydrant, manhole rim, drainage structure			N/A - Existing

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

approximate change in the grade for the proposed street.			
7. The width, approximate locations and purposes of all proposed easements or rights-of-way for utilities, drainage, sewers, flood control, ingress/egress or other public purposes within and adjacent to the project.			N/A - none proposed
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.			N/A - Existing Site
2. A layout of adjoining property sufficient detail to show the affect of proposed and existing streets (including those on the master street plan), adjoining lots and off-site easements. This information can be obtained from the Master Street Plan.			N/A - Existing Site
3. The location of all existing and proposed street lights (at every intersection, cul-de-sac and every 300 feet, and associated easements to serve each light.)			N/A - Existing unchanged
Site Specific Information			
1. Provide a note describing any off site improvements.			N/A - none
2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project.			N/A
3. The location of known existing or proposed ground leases or access agreements, if known. (e.g. shared parking lots, drives, areas of land that will be leased.)			N/A
4. The location of all known potentially dangerous areas, including areas subject to flooding, slope stability, settlement, excessive noise, previously filled areas and the means of mitigating the hazards (abatement wall, signage, etc.)			N/A
5. The boundaries, acreage and use of existing and proposed public area in and adjacent to the project. If land is to be offered for dedication for park and recreation purposes it shall be designated.			N/A - Existing Site
6. For large scale residential development, indicate the use and list in a table the number of units and bedrooms.			N/A
7. For non-residential use, indicate the gross floor area and if for multiple uses, the floor area devoted to each type of use. (Large Scale Developments only.)	X		21,965 Existing 6,636 New
8. The location and size of existing and proposed signs, if any.			N/A - by others
9. Location and width of curb cuts and driveways. Dimension all driveways and curb cuts from side property line and surrounding intersections.			N/A - Existing Site
10. Location, size, surfacing, landscaping and arrangement of parking and loading areas. Indicate pattern of traffic flow; include a table showing required, provided and handicapped accessible parking spaces. (Large Scale Developments only.)			N/A - Existing Site
11. Location of buffer strips, fences or screen walls, where required (check the zoning ordinance).			N/A - Existing Site
12. Location of existing and purposed sidewalks.			N/A - Existing Site
13. Finished floor elevation of existing and purposed structures.			N/A - Existing Slab
14. Indicate location and type of garbage service (Large Scale			N/A - Existing

Developments only.) Dimension turnaround area at dumpster location.			N/A - Existing Site
15. A description of commonly held areas, if applicable.			N/A
16. Draft of covenants, conditions and restrictions, if any.			N/A
17. Draft POA agreements, if any.			N/A
18. A written description of requested variances and waivers from any city requirements.			N/A
19. Show required building setbacks for large scale developments. Provide a note on the plat of the current setback requirements for the subdivision. A variance is necessary from the Board of Adjustment for proposed setbacks less than those set forth in the zoning district.			N/A - Existing Site
20. Preliminary drainage plan as required by the consulting engineer.			N/A - Drainage unchanged

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

RECEIPT

DATE 11-12-30 No. 269824

RECEIVED FROM Orny Creative \$ 500.00

has been used on 2011/10 DOLLARS

FOR RENT
 FOR Tractor supply large tank - Pully

ACCOUNT	
PAYMENT	<u>500.00</u>
BAL. DUE	

- CASH
- CHECK
- MONEY ORDER
- CREDIT CARD

FROM _____ TO _____

BY [Signature]

11/12/30
48184

NOTICE OF PUBLIC HEARING

A petition for Large Scale Development for the property as described below has been filed with the City of Farmington on the 10th day of November, 2020

A part of the Southwest Quarter of the Southwest Quarter of Section 24, Township 16 North, Range 31 West, Washington County, Arkansas, being more particularly described as follows, to-wit: Beginning at a point which is North 01 degrees 38 minutes 37 seconds East 166.96 feet from the Southwest corner of said 40 acre tract, and running thence North 01 degrees 38 minutes 37 seconds East 362.94 feet to the South right-of-way of State Highway 62, thence along said right-of-way North 51 degrees 50 minutes 37 seconds East 216.78 feet; thence leaving said right-of-way South 40 degrees 01 minutes 30 seconds East 212.69 feet; thence North 52 degrees 54 minutes 59 seconds East 209.43 feet; thence South 40 degrees 20 minutes 06 seconds East 61.69 feet; thence South 01 degrees 29 minutes 15 seconds West 435.61 feet; thence North 87 degrees 39 minutes 34 seconds West 512.70 feet to the point of the beginning, containing 5.02 acres, more or less.

A public hearing to consider this Large Scale Development will be held on the 23rd day of November, 2020, at six o'clock p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

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

PUBLIC NOTICE SENT TO SURROUNDING PROPERTIES OF
215 E. MAIN STREET FARMINGTON, AR

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

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

215 EAST MAIN STREET FARMINGTON, AR 72730

Location

GOLDSTEIN FARMINGTON LLC ; OSUR FARMINGTON LLC

Owned by

NOTICE IS HEREBY GIVEN THAT an application has been filed for LARGE SCALE DEVELOPMENT of the above property .

A public hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main St. on November 23, 2020 at 6:00 p.m.

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

ONYX CREATIVE
25001 EMERY ROAD #400
CLEVELAND, OH 44128

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7020 0090 0001 5278 2485

FIRST CLASS



02 1P
 0092804370
 \$ 009.30
 MAILSD FROM ZIP 44128

Allan Shannon
 P.O. Box 2
 Farmington, AR 72730-0002

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Allan Shannon
 P.O. Box 2
 Farmington, AR 72730-0002



9590 9402 5839 0038 8474 69

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COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
- B. Received by (Printed Name) Addressee
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- D. Is delivery address different from item 1? Yes
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3. Service Type

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02 1P
 0002604374 NOV 13 2022
 MAILED FROM ZIP CODE 44128
 \$ 086.80

Marcus J Nail
 P.O. Box 522
 Prairie Grove, AR 72753-0522

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- Print your name and address on the reverse so that we can return the card to you.
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1. Article Addressed to:
 Marcus J Nail
 P.O. Box 522
 Prairie Grove, AR 72753-0522



2. Article Number (Transfer from service label)
 9590 9402 5839 0038 8474 14
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7020 0090 0001 5278 2478

Cedar Mountain Properties, LLC
P.O. Box 1194
Fayetteville, AR 72702

FIRST CLASS

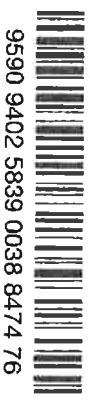


02 1P
0022004310
MAILED FROM ZIP CODE 44128
NOV 11 2015
\$ 00.50
US POSTAL SERVICE

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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Cedar Mountain Properties, LLC
P.O. Box 1194
Fayetteville, AR 72702



9590 9402 5839 0038 8474 76
7020 0090 0001 5278 2478

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) _____ C. Date of Delivery _____

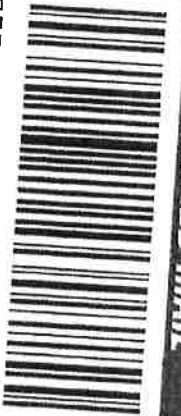
D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Collect on Delivery	<input checked="" type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Insured Mail	
<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	

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CLEVELAND, OH 44128

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07 14
 002241530
 \$ 006.90
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Holland House Holdings, LLC
 P.O. Box 845
 Fayetteville, AR 72701

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Holland House Holdings, LLC
 P.O. Box 845
 Fayetteville, AR 72701



9590 9402 5839 0038 8473 60

2. Article Number/Transfer From Article, etc.
 7020 0090 0001 5278 2508

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
 Signature Addressee
- B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

- Adult Signature Restricted Delivery
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- Collect on Delivery Restricted Delivery
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- Priority Mail Express®
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CLEVELAND, OH 44128

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FIRST CLASS
 JUN 28 2015
 \$ 006.20
 MAIL PERMIT NO. 1000 CLEVELAND OH 44102

Shane & Jessica Hall
 210 E. Old Farmington Rd
 Farmington, AR 72730

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 Shane & Jessica Hall
 210 E. Old Farmington Rd
 Farmington, AR 72730



9590 9402 5839 0038 8474 45

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
 Signature Addressee
- B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
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- Collect on Delivery
- Collect on Delivery Restricted Delivery
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CLEVELAND, OH 44128

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17 15
 00025044370 NOV 21 2015
 MAILED FROM ZIP CODE 44115

FFM Real Property, LLC
 199 E. Main Street
 Farmington, AR 72730

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
 - Print your name and address on the reverse so that we can return the card to you.
 - Attach this card to the back of the mailpiece, or on the front if space permits.
1. Article Addressed to:

FFM Real Property, LLC
 199 E. Main Street
 Farmington, AR 72730



9590 9402 5839 0038 8474 21

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent Addressee
- B. Received by (Printed Name) Date of Delivery
- D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

3. Service Type
- Adult Signature
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 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail
 - Insured Mail Restricted Delivery (over \$500)
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 - Return Receipt for Merchandise
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PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

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Collier Diversification Specialties, LLC
 100 West Dickson
 Fayetteville, AR 72701

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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 Collier Diversification Specialties, LLC
 100 West Dickson
 Fayetteville, AR 72701

COMPLETE THIS SECTION ON DELIVERY

- A. Signature
 X
 Agent
 Addressee
- B. Received by (Printed Name) _____ C. Date of Delivery _____
- D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No



9590 9402 5839 0038 8474 07

2 7020 0090 0001 5278 2560

3. Service Type
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Adam & Amy Smith
232 E. Old Farmington Rd
Farmington, AR 72730-4008

SENDER: COMPLETE THIS SECTION

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 - Print your name and address on the reverse so that we can return the card to you.
 - Attach this card to the back of the mailpiece, or on the front if space permits.
1. Article Addressed to:

Adam & Amy Smith
232 E. Old Farmington Rd
Farmington, AR 72730-4008



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2. Article Number (Transfer from service label)

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COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
X Addressee
- B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
- | | |
|--|---|
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Priority Mail Express® |
| <input checked="" type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Insured Mail | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) | <input checked="" type="checkbox"/> Signature Confirmation™ |
| | <input type="checkbox"/> Signature Confirmation Restricted Delivery |

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

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CLEVELAND, OH 44128

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FIRST CLASS



02 P
 0002504370 NOV 11 2010
 MAILED FROM ZIP CODE 44128

Nail Living Trust
 14990 Prairie View Rd
 Prairie Grove, AR 72753-9250

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 Nail Living Trust
 14990 Prairie View Rd
 Prairie Grove, AR 72753-9250



9590 9402 5839 0038 8473 77

COMPLETE THIS SECTION ON DELIVERY

A. Signature		<input type="checkbox"/> Agent
X		<input type="checkbox"/> Addressee
B. Received by (Printed Name)	C. Date of Delivery	
D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No		
If YES, enter delivery address below:		

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input checked="" type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Insured Mail (over \$500)	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	

Domestic Return Receipt

ONYX CREATIVE
25001 EMERY ROAD #400
CLEVELAND, OH 44128

CERTIFIED MAIL



7020 0090 0001 5278 2577

Agrapina Bustamante
 1200 Rancho Way
 Woodland, CA 95695

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Agrapina Bustamante
 1200 Rancho Way
 Woodland, CA 95695



9590 9402 5839 0038 8473 84

7020 0090 0001 5278 2577

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
- Addressee
- B. Received By (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery



ONYX CREATIVE
5001 EMERY ROAD #400
CLEVELAND, OH 44128

CERTIFIED MAIL
THE REGISTERED MAIL SERVICE OF THE UNITED STATES POSTAL SERVICE



7020 0090 0001 5278 2584



Legend Realty, Inc.
 P.O. Box 605
 Farmington, AR 72730

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 Legend Realty, Inc.
 P.O. Box 605
 Farmington, AR 72730



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COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
- B. Received by (Printed Name) Addressee
- C. Date of Delivery
- D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail (over \$500)
 - Insured Mail Restricted Delivery
 - Priority Mail Express®
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 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9035

Domestic Return Receipt

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CLEVELAND, OH 44128

CERTIFIED MAIL



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FIRST-CLASS



02 1P
 2002605970
 MAILED FROM ZIP CODE 44128



Two Daughters Properties, LLC
 10793 N. Garland McKee Rd
 Prairie Grove, AR 72753

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

COMPLETE THIS SECTION ON DELIVERY

1. Article Addressed to:
 Two Daughters Properties, LLC
 10793 N. Garland McKee Rd
 Prairie Grove, AR 72753

- A. Signature X
- B. Received by (Printed Name) Agent Addressee
- C. Date of Delivery

D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:



9590 9402 5839 0038 8475 06

7020 0090 0001 5278 2447

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail
 - Insured Mail Restricted Delivery (over \$500)
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
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 - Signature Confirmation Restricted Delivery

ONYX CREATIVE
25001 EMERY ROAD #400
CLEVELAND, OH 44128

REGISTERED MAIL



7020 0090 0001 5278 2454

FIRST CLASS



NOV 11 2015
 000280-572
 MAILED FROM ZIP CODE 44128
 \$ 006.90
 US POSTAGE

Sycamore Investments, LLC
 P.O. Box 1194
 Fayetteville, AR 72701

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 Sycamore Investments, LLC
 P.O. Box 1194
 Fayetteville, AR 72701

9590 9402 5839 0038 8474 90



7020 0090 0001 5278 2454

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Signature Agent
- B. Received by (Printed Name) Addressee
- C. Date of Delivery
- D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail
 - Insured Mail Restricted Delivery (over \$500)
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

ONYX CREATIVE
25001 EMERY ROAD #400
CLEVELAND, OH 44128

CERTIFIED MAIL



7020 0090 0001 5278 2461

FIRST-CLASS



02 1P
 0002504370
 \$ 006.90
 NOV 11 2010
 MAILED FROM ZIP CODE 44128

Lyle Family Rev Living Trust
 801-1 Herron Street
 Prairie Grove, AR 72753

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Lyle Family Rev Living Trust
801-1 Herron Street
Prairie Grove, AR 72753



9590 9402 5839 0038 8474 83

7020 0090 0001 5278 2461

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
 Addressee
- B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail
 - Insured Mail Restricted Delivery (over \$500)
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

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

Applicant: Tractor Supple

Date: November 3, 2020

Project Name: Tractor Supply Addition – Large Scale Development

Engineer/Architect: Onyx Creative

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 sediment controls for slab construction.

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

Applicant: Tractor Supply

Date: 11/03/2020

Project Name: Tractor Supply Addition - LSD

Engineer/Architect: Onyx Creative

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

Representing: City of Farmington Name: Melissa McCarville

1. Engineering fees will accumulate as the development continues. We will bill the engineer or the developer monthly.
2. Adjacent property owners must be notified by certified mail; receipts should be submitted by one week prior to the Planning Commission meeting.
3. An advertisement regarding development plan should be in the paper no later than 10 days prior to the planning commission meeting. Proof of publication must be provided when it is available.
4. The revised plan must be submitted by next Tuesday, November 10th by noon. The City requires 15 copies for planning commission. The Planning Commission needs only a site plan. Plans must be folded with all sheets included in one set.
5. A revised copy of the plan and drainage plan should be delivered directly to Chris Brackett at his office.
6. Planning Commission meeting will be **Monday, November 23, 2020 at 6:00 pm**. We are currently doing our meetings virtual. Please provide me with email addresses for whoever wants to participate in that meeting. My email is melissamccarville@cityoffarmington-ar.gov. A link for the meeting will be sent out closer to the date. Please watch our Facebook page and website for details.

Melissa McCarville
City of Farmington
354 W. Main
Farmington, AR 72730

RE: 215 East Main
Farmington, AR 72730

November 10, 2020

Melissa,

The following are our responses to the TRC meeting held on 11/3/2020.

Reviewer: Christopher B. Brackett, P.E.

1. Note 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.
 - Acknowledged.
2. Show sediment controls for slab construction.
 - As discussed in the TRC meeting, there is not a new slab being constructed, so this note is no longer applicable.

Reviewer: Melissa McCarville

1. Engineering fee will accumulate as the development continues. We will bill the engineer or developer monthly.
 - Acknowledged.
2. Adjacent property owners must be notified by certified mail; receipts should be submitted by one week prior to the Planning Commission meeting.
 - Notices via certified mail have been sent as of 11/10/2020. Receipt for the purchase of certified and delivery request will be submitted to the city separately. Applicant has concerns that USPS will return the delivery confirmations prior to planning commission meeting on 11/23/2020.
3. An advertisement regarding development plan should be in the paper no later than 10 days prior to the planning commission meeting. Proof of publication must be provided when it is available.
 - Applicant has submitted the classified information to the Arkansas Democrat Gazette on 11/10/2020 which will run in the Sunday paper on 11/15/2020.

4. The revised plan must be submitted by next Tuesday, November 10th by noon. The City requires 15 copies for planning commission. The Planning Commission needs only a site plan. Plans must be folded with all sheets included in one set.
 - Plans were not required to be revised. 15 copies, check and application have been sent on 11/10/2020.
5. A revised copy of the plan and drainage plan should be delivered directly to Chris Brackett at his office
 - No changes to the plan were required based on the meeting comments on 11/3/2020. We will send a hardcopy of the current plan to Mr. Brackett.
6. Planning Commission meeting will be Monday, November 23, 2020 at 6:00pm. We are currently doing out meetings virtual. Please provide me with email addresses for whoever wants to participate in the meeting. My email is melissamccarville@cityoffarmington-ar.gov. A link for the meeting will be sent out closer to the date. Please watch our Facebook page and website for details.
 - Acknowledged.

If there are any questions regarding the above, please contact our office.

Sincerely,
L. Aaron Blue



ONYX CREATIVE, INC.



25001 Emery Rd, Suite 400
Cleveland, Ohio 44128
216.223.3200 | onyxcreative.com

City of Farmington

RE: Tractor Supply Co
215 E. Main Street
Farmington, AR 72730

Date: November 10, 2020

The following are a list of the surrounding property owners who were sent public notice:

Two Daughters Properties, LLC
10793 N. Garland McKee Rd
Prairie Grove, AR 72753

Marcus J Nall
P.O. Box 522
Prairie Grove, AR 72753-0522

Holland House Holdings, LLC
P.O. Box 845
Fayetteville, AR 72701

Sycamore Investments, LLC
P.O. Box 1194
Fayetteville, AR 72701

FFM Real Property, LLC
199 E. Main Street
Farmington, AR 72730

Nall Living Trust
14990 Prairie View Rd
Prairie Grove, AR 72753-9250

Lyle Family Rev Living Trust
801-1 Herron Street
Prairie Grove, AR 72753

Legend Realty, Inc.
P.O. Box 605
Farmington, AR 72730

Dan & Debbie Dorman
10912 N. Hwy 170
Prairie Grove, AR 72753-9164

Cedar Mountain Properties, LLC
P.O. Box 1194
Fayetteville, AR 72702

Adam & Amy Smith
232 E. Old Farmington Rd
Farmington, AR 72730-4008

Agrapina Bustamante
1200 Rancho Way
Woodland, CA 95695

Allan Shannon
P.O. Box 2
Farmington, AR 72730-0002

Shane & Jessica Hall
210 E. Old Farmington Rd
Farmington, AR 72730

Collier Diversification Specialties, LLC
100 West Dickson
Fayetteville, AR 72701