



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 24, 2014

**A meeting of the Farmington Planning Commission will be held on
Monday, November 24, 2014 at 6:00 p.m. at City Hall
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call

2. Approval of the minutes – October 27, 2014

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. Renewal of Conditional Use on Appeal Request – renewal of home daycare**
Property owned by: Rebecca Keeton
Property Location: 23 Ash
Presented by: Rebecca Keeton

5. NEW BUSINESS

- A. Large Scale Development: Broyles Street Storage**
Property owned by: Broyles Street Storage
Property Location: 285 Broyles St.
Presented by: Blew & Associates
- B. Preliminary Plat: Holland Crossing Duplexes**
Property owned by: Rausch Coleman
Property Location: 4735 Alberta St.
Presented by: Daniel Ellis

6. Set public hearings for:

A. Trail Plan

B. Energy Code

C. Property Maintenance Code

PLANNING COMMISSION AGENDA
OCTOBER 27, 2014

1. ROLL CALL:

PRESENT:

SEAN SCHADER
MATT HUTCHERSON
TONI BAHN
GERRY HARRIS
JUDY HORNE
ROBERT WILSON
JOSH CLARY

ABSENT:

ROBERT MANN

2. The minutes for September 22, 2014 meeting were approved with Josh Clary abstaining because he was not at the meeting.
3. Comments from Citizens: None

4. PUBLIC HEARINGS:

- A. Rezoning request-Gary Stearman-request rezoning from RE-1 to C-1.
Property owned By: Gary Stearman
Property location: 12461 Bethel Blacktop
Mr. Stearman requested it be tabled until further notice.

5. NEW BUSINESS:

- A. Variance request: Holland Crossing Duplexes – side set back and lot width.

Zak Johnston was here to present regarding variance request. Josh Carson-Attorney for Rausch Coleman-here to provide clarification on covenants for this development. The requested variance would be needed to be able to sell each side of duplex as a single family home. The commission has concerns about issues relating to insurance. Bobby Wilson referred to a subdivision in Fayetteville where the POA maintains the insurance for the entire subdivision. Commissioners like this idea. Rausch Coleman representatives said they would look into this type of insurance structure. They also asked for additional suggestions with regard to covenants. Judy asked statistics of rental vs ownership. Josh Carson, Attorney for Rausch, said zero lot line rentals about 40%, without it about 50%. After questions by Clary, Josh (attorney) said these might be bad statistics and would look into more accurate statistics and clarified it is less leased with zero lot line. Frontage setback was clarified. It is necessary to sell the duplexes to individual home owners.

Linda Peters of 5056 Coax Loop is concerned as to whether we have ordinances to handle or deal with all issues or does it rest solely with the POA. Steve Tennant, City

Attorney pointed out that we do not have ordinances in place. Peters asked that if residents do not come forward to participate in the POA they could hire a management company to do it. Dana said there currently is not a company in Arkansas dedicated to managing POA's but Rausch Coleman is open to suggestions in this regard. Judy clarified that POA vote stays with property owners not the tenants/renters.

The floor was closed for a vote to be taken on Variance Request: Holland Crossing Duplexes.

Motion to approve variance request for 4735 S. Alberta Street with the condition that Rausch Coleman will prepare a declaration of covenants, conditions and restrictions To include an overall insurance for all property owners and the idea that if a POA cannot be established with property owners Rausch Coleman will hire a property management company to manage the POA. Josh Carson, Attorney, said Rausch Coleman would be fine with accepting contingences along with variance passage.

The motion passed with the above stipulations being met before final approval.

Steve Tennant, City Attorney, requested a copy By Laws.

Bobby Wilson made a motion to adjourn and it was 2nd by Matt Hutcherson.

Toni Bahn, Secretary
Farmington Planning Commission

Gerry Harris, Acting Chairman
Farmington Planning Commission



Conditional Use on Appeal
Renewal Application

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

Applicant: Rebecca Keeton Day Phone: 479-856-2244
 Address: 23 Ash St Fax: _____
 Representative: _____ Day Phone: _____
 Address: _____ Fax: _____
 Property Owner: Rebecca Keeton Day Phone: 479-856-2244
 Address: 23 Ash St Fax: _____
 Indicate where correspondence should be sent (circle one): Applicant -- Representative -- Owner

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

Property Description
 Site Address -- 23 Ash St
 Current Zoning -- Conditional Use (in-home Daycare)

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

Type of conditional use requested:
licensed in-home Daycare

Responsibilities of the Applicant:

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

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

2. Pay a \$50.00 application fee
3. Provide a copy of the deed of the property.
4. Written authorization (by a signature below) from the property owner that the use presented is agreeable to them.
5. Complete the conditional use checklist.

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

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

Rebecca Keeton Date 10/20/14
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.)

Rebecca Keeton Date 10/20/14
Owner/Agent Signature



Conditional Use on Appeal Checklist

Initial Application

Renewal Application

CONDITIONAL USE ON APPEAL MUST BE RENEWED EACH YEAR.

Applicant's Name Rebecca Keeton Date 10/20/14
 Address 23 Ash St Zoning Daycare (In-home)
 Phone # 479-856-2244 Email lucisparents@hotmail.com
 Description of proposed use:
licensed In-home Daycare

The following criteria must be answered with a "yes" finding before the Farmington Planning Commission will hold a public meeting on the Conditional Use on Appeal application. For #3 through #10, provide a brief explanation on the back of this form.

- Yes 1. A written application has been filed with the City and the \$50.00 permit application fee or renewal application fee has been paid.
 No
- Yes 2. Does applicant reside at the address that this conditional use was applied for?
 No yes, mortgage statement enclosed
- Yes 3. The applicant has provided proof that each adjacent property owner has been notified by Return Receipt mail (initial applicants) or personal contact (for renewal only). If personal contact is used, a signed affidavit by the owner must be submitted. The affidavit must contain information notifying of the proposed intent and the date of the public hearing, at a minimum.
 No personal contact & affidavit is enclosed
- Yes 4. Are public services and utilities available and adequate?
 No all services & utilities are available & adequate
- Yes 5. Is fire protection adequate? Farmington Fire Chief must inspect and sign-off below.
 No *Much Prunty*
Farmington Fire Chief
- Yes 6. Is the proposed use compatible with the surrounding area and the planned use for the area?
 No yes, we've never recieved complaints from our neighbors
- Yes 7. Is screening and egress safe and convenient?
 No yes
- Yes 8. Are off-street parking and loading areas adequate?
 No yes, we have an extra large driveway
- Yes 9. Will refuse and service areas **not** cause adverse effects on adjacent property?
 No we use regular trash service & this doesnt effect our neighbors.
- Yes 10. Will off street parking and loading areas **not** cause adverse effects on adjacent property?
 No plenty of parking available
- Yes 11. Will signs be in compliance with the City's sign ordinance? (In some zoning classifications signs are not permitted.) no signs posted
 No
- Yes 12. Do the subdivision covenants* allow this use (if applicable)?
 No not in subdivision

APPLICANT MUST BE PRESENT AT THE PLANNING COMMISSION MEETING FOR THIS CONDITIONAL USE PUBLIC HEARING.

*The City of Farmington does not enforce covenants however; property owners and renters need to be aware of the requirements of their subdivision.

RECEIPT

DATE	10-21-16	No.	795737
RECEIVED FROM	Hilberca Boston		\$
FOR	New road lands Mass		DOLLARS
FOR RENT			
ACCOUNT		FROM	TO
PAYMENT	50.00	BY	Colburn
BAL. DUE			
<input type="radio"/> CASH	<input checked="" type="radio"/> CHECK		
<input type="radio"/> MONEY ORDER			

1182



AFFIDAVIT

I hereby certify that I Rebecca Keeton
Print name

acting as agent/owner, have provided notice to affected parties in accordance with the requirements set forth in the instruction given with the application and that the notice information provided is to the best of my knowledge true and factual. I am hereby enclosing the following supporting documents: copies of the notice, mailing receipts, return cards, and nay notices that were undeliverable.

Signature: Rebecca Keeton Date: 10/20/14



Address: 24 ASH

Name: Sue Ryan

Address: 15 ASH

Name: Whitney Byrd

Address: 31 ASH

Name: Sam Gaudern

Address: 32 ASH

Name: Forrest Benson

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- 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:

Residents
31 Ash St
Farmington, AR
72730

2. Article Number
(Transfer from service label)

7014 0510 0000 6308 9893

PS Form 3811, July 2013

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Rodney Appeldoorn* Agent
 Addressee

B. Received by (Printed Name)

Rodney Appeldoorn

C. Date of Delivery

10/24/14

D. Is delivery address different from item 1? Yes

If YES, enter delivery address below: No

3. Service Type

- Certified Mail® Priority Mail Express™
 Registered Return Receipt for Merchandise
 Insured Mail Collect on Delivery

4. Restricted Delivery? (Extra Fee) Yes

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- 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:

Residents
32 Ash St
Farmington, AR
72730

2. Article Number
(Transfer from service label)

7014 0510 0000 6308 9886

PS Form 3811, July 2013

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Forrest W. Beaton* Agent
 Addressee

B. Received by (Printed Name)

Forrest W. Beaton

C. Date of Delivery

10/24/14

D. Is delivery address different from item 1? Yes

If YES, enter delivery address below: No

3. Service Type

- Certified Mail® Priority Mail Express™
 Registered Return Receipt for Merchandise
 Insured Mail Collect on Delivery

4. Restricted Delivery? (Extra Fee) Yes



NOTICE OF HEARING BEFORE THE FARMINGTON PLANNING COMMISSION ON AN APPLICATION FOR CONDITINAL USE

To all Owners of land laying adjacent to the property at:

23 Ash St
Location:

Rebecca Keeton
Owned by:

NOTICE IS HEREBY GIVEN THAT an application has been filed for CONDITIONAL USE at the above property.

The purpose of this request is to use this property for:

Explanation: In-home Daycare

A hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main Street, on Nov 24 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 St., Farmington, AR 72730. Ph. #267-3865.

X Whitney K Boyd

15 Ash St

X Lue Ryan

24 Ash St

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: BLEW & ASSOCIATE Day Phone: (479) 443-4506

Address: 524 W. SYCAMORE Fax: (479) 582-1883

Representative: _____ Day Phone: _____

Address: _____ Fax: _____

Property Owner: BROYLES STREET STORAGE Day Phone: (918) 671-9246

Address: PO Box 790 FARMINGTON 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 -- BROYLES ST

Current Zoning -- C-1

Attach legal description

Financial Interests

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

BROYLES STREET STORAGE, 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] Date 10/21/14
Applicant Signature

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

[Signature] Date 10/21/14
Owner/Agent Signature

Development Checklist:

	Yes	No	N/A, why?
1. Completed application form.	✓		
2. Payment of application fee.			
3. One AutoCAD drawing – 1"=100' or larger, using layer, symbols and line types as required by City Engineer.			
4. Fifteen (15) copies of the plat folded to a size of no greater than 10" X 10 ½ ".			
The Following Shall Appear on the Plat:			
1. Names, addresses and telephone numbers of the record owners, applicant, surveyor, architect, engineer and person preparing the plat.	✓		
2. Names, addresses and property lines and zoning of all property owners adjacent to the exterior boundaries of the project including across streets and rights of way shall be located at the general location of their property.*	✓		
3. North arrow, graphic scale, acreage, date of preparation, zoning classification and proposed use.	✓		
4. Complete and accurate legend.	✓		
5. Title block located in the lower right hand corner indicating the name and type of project, scale, firm or individual preparing drawings, date and revision.	✓		
6. Note regarding wetlands determination, if any. Note if Army Corps of Engineers determination is in progress.	✓		
7. Written legal description. (If the project is in more than one tract the legal for each individual tract must be provided.)	✓		
8. P.O.B. from a permanent well-defined reference point, P.O.B. must be clearly labeled.	✓		
9. Curve data for any street which forms a project boundary.	✓		✓ No CURVE ON BOUNDARIES
10. Clear representation of the FEMA Designated 100-year Floodplain and or Floodway and base flood elevations. Reference the FIRM panel number and effective date and the Corps of Engineers Flood Hazard Study.			✓ No FLOODPLAIN or FLOODWAY ON SITE
11. Status of regulatory permits:			
a. NPDES Storm water Permit	✓		
b. 404 Permit		✓	
c. Other		✓	
12. Provide a benchmark, clearly defined with a precision of 1/100 th of a foot. This benchmark must be tied to NAVD 88 datum; Benchmarks include but are not limited to, the following: fire hydrant, manhole rim, drainage structure abutment, etc.			
13. Spot elevations at grade breaks along the flow line of drainage swales.	✓		
14. A general vicinity map of the project at a scale of 1" = 2000' taken from the City of Farmington Street Base Map (1" = 2000').	✓		
15. The location of all existing structures. Dimensions of buildings and setbacks from the building to property lines.	✓		
16. Street right-of-way lines clearly labeled. The drawing shall depict any future ROW needs as determined by the AHTD and/or Master Street Plan. Future ROW as well as existing ROW and center lines should be shown and dimensioned.	✓		
17. Existing topographic information with source of the information noted. Show:	✓		

a. Two foot contour for ground slope between level and ten percent.	✓		
b. Four foot contour interval for ground slope exceeding 10%.	✓		
18. Preliminary grading plan.	✓		
Existing Utilities and Drainage Improvements (Copy of the Drainage Criteria Manual can be obtained from the City of Farmington)			
1. Show all known on site and off-site existing utilities, drainage improvements and easements (dimensioned) and provide the structures, locations, types and condition and note them as "existing" on the plat.	✓		
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.			
Proposed Utilities			
1. Regarding all proposed storm sewer structures and drainage structures:	✓		
a. Provide structure location and types.	✓		
b. Provide pipe types and sizes.	✓		
2. Regarding all proposed sanitary sewer systems	✓		
a. Provide pipe locations, sizes and types.	✓		
b. Manhole locations.			✓
3. Note the occurrence of any previous sanitary sewer overflow problems on-site or in the proximity of the site			
4. If a septic system is to be utilized, not that on the plat. Show the location and test data for all percolation tests.			✓
5. Regarding all proposed water systems on or near the site:	✓		
a. Provide pipe locations, sizes and types.	✓		
b. Note the static pressure and flow of the nearest hydrant.		✓	
c. Show the location of proposed fire hydrants, meters, valves, backflow preventers and related appurtenances.		✓	
6. All proposed underground or surface utility lines if determined: (this category includes but is not limited to telephone, electrical, natural gas and cable.)			
a. Locations of all related structures.	✓		
b. Locations of all lines above and below ground.	✓		
c. A note shall be placed where streets will be placed under the existing overhead facilities and the approximate change in the grade for the proposed street.	✓		
7. The width, approximate locations and purposes of all proposed easements or rights-of-way for utilities, drainage, sewers, flood control, ingress/egress or other public purposes within and adjacent to the project.	✓		
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.			
2. A Layout of adjoining property sufficient detail to show the affect of proposed and existing streets (including those on the master street plan), adjoining lots and off-site easements. This information can be obtained from the Master Street Plan.	✓		
3. The location of all existing and proposed street lights (at every intersection, cul-de-sac and every 300 feet, and associated easements to serve each light.)	✓		
Easement Plat – LSD Only			
1. A final easement plat (in the same form as a final plat) must be submitted and recorded before the issuance of a building permit.		✓	
Subdivision of Land			
1. The lot layout, the dimensions of each lot and total area in square footage or acreage to the nearest on-hundredth (1/100 th) acre of each lot. Lots shall be numbered consecutively for all phases. The total number of lots shall be indicated on the plat.			✓
2. The designation of all "outlots" and anticipated uses, if known.			✓
3. For phased development, a plat showing all phases is required.			✓
Site Specific Information			
1. Provide a note describing any off site improvements.	✓		
2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project.	✓		
3. The location of known existing or proposed ground leases or access agreements, if known. (e.g. shared parking lots, drives, areas of land that will be leased.)	✓		✓
4. The location of all known potentially dangerous areas, including areas subject to flooding, slope stability, settlement, excessive noise, previously filled areas and the means of mitigating the hazards (abatement wall, signage, etc.)			✓
5. The boundaries, acreage and use of existing and proposed public area in and adjacent to the project. If land is to be offered for dedication for park and recreation purposes it shall be designated.			✓
6. For large scale residential development, indicate the use and list in a table the number of units and bedrooms.			✓
7. For non-residential use, indicate the gross floor area and if for multiple uses, the floor area devoted to each type of use. (Large Scale Developments only.)	✓		
8. The location and size of existing and proposed signs, if any.			
9. Location and width of curb cuts and driveways. Dimension all driveways and curb cuts from side property line and surrounding intersections.	✓		
10. Location, size, surfacing, landscaping and arrangement of parking and loading areas. Indicate pattern of traffic flow; include a table showing required, provided and handicapped accessible parking spaces. (Large Scale Developments only.)	✓		
11. Location of buffer strips, fences or screen walls, where required (check the zoning ordinance).	✓		
12. Location of existing and purposed sidewalks.	✓		
13. Finished floor elevation of existing and purposed structures.	✓		
14. Indicate location and type of garbage service (Large Scale			X No DUMPSTER

Developments only.) Dimension turnaround area at dumpster location.			
15. A description of commonly held areas, if applicable.			X
16. Draft of covenants, conditions and restrictions, if any.			X
17. Draft POA agreements, if any.			X
18. A written description of requested variances and waivers from any city requirements.			✓
19. Show required building setbacks for large scale developments. Provide a note on the plat of the current setback requirements for the subdivision. A variance is necessary from the Board of Adjustment for proposed setbacks less than those set forth in the zoning district.	✓		✓
20. Preliminary drainage plan as required by the consulting engineer.	✓		
Data on Diskette			
1. Magnetic Media or CD with all information in AutoCAD or a similar format must be submitted with application. Questions concerning this requirement may be directed to Building Inspection.	✓		

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

CITY OF FARMINGTON
83 WEST MAIN STREET
FARMINGTON, CT 06030

RECEIPT

DATE	10-21-14	No.	795733
RECEIVED FROM	Blues & Co LLC		\$5000
	five hundred & no/100		DOLLARS
FOR RENT	Storage Space Development		
ACCOUNT			
PAYMENT	5000		
BAL. DUE			
<input type="radio"/> CASH		FROM	
<input checked="" type="radio"/> CHECK		BY	B. Coleman
<input type="radio"/> MONEY ORDER		TO	

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

Applicant: Broyles Street Storage, LLC
Project Name: Mini Storage
Engineer/Architect: Blew & Associates, PA

Date: November 4, 2014

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.

Cover

2. The following review note should be added to the cover sheet: Review of these plans is limited to general compliance with City codes and regulations and does not warrant the engineer's design or relieve the developer of any requirements, even if errors, omissions, or any inadequacies are discovered after plan approval. The City's requirements shall govern over any conflicts with the plans or specifications. Any conditions determined in the field which require changes shall be subject to further review and corrective action.

Site Plan

3. The building in the front of the property is still labeled as future.
4. Label the use of the building in the front with areas and use.
5. How will trash be handled on this site? Will there be a dumpster?
6. Will there be a sign? If so, show the location and size of the proposed sign.

Grading Drainage SWPPP

7. Add spot elevations (existing) in the new drive location and at the corners of the parking lot. Also add spot elevation at the corners of the buildings and the drives between the buildings.
8. Provide a benchmark, clearly defined with a precision of 1/100th of a foot. This benchmark must be tied to NAVD 88 datum; Benchmarks include but are not limited to, the following: fire hydrant, manhole rim, drainage structure abutment, etc.

Landscape Plan

9. The plan shows six shade trees on the street frontage but the table shows 7. Only six trees are required so correct the table.

10. Add FH in front

Received By: _____

Written Comments For Broyles Street Storage Phase II Farmington Tech Plat – City of Fayetteville Review


Add notes to plans:

- The review by the Engineering Division was for general compliance and does not warrant your design and does not relieve the owner from any items discovered during construction or further review, which are deemed necessary to comply with City ordinances and criteria. The approval of the Engineering items on the plans for water and sewer is not a guarantee of approval of this project by other City divisions.
- Contact Don Osburn of the City of Fayetteville Meter Operations Division. (575-8384) to discuss the domestic and/or irrigation water service demand to verify size of meter proposed.
- It is the new policy of the City of Fayetteville Water & Sewer Division that all street repairs due to water/sewer taps will be made by the contractor. The repair shall be in accordance with the City’s standard T-patch detail. Water/Sewer Tap Connection Fees as published will not change, however, the city will not charge for a “street repair” under this new policy.
- 2012 Standard Water Specifications & Details apply. (Document available at www.accessfayetteville.org/government/engineering)
- Service taps on existing mains shall be made by the city, and fees paid by owner.
- Water and sewer impact fees will apply for the additional impact to the system. The fees will be based on the proposed meter size and will be charged at the time of meter set.
- Meter Impact Fees

Land Use	Unit	Water	Waste-Water	Total
Single-Family (average)	Dwelling	\$971	\$872	\$1,843
Multi-Family (per dwelling unit)	Dwelling	\$691	\$620	\$1,311
Nonresidential (5/8" x 3/4" meter)	Meter	\$971	\$872	\$1,843
Nonresidential (1" meter)	Meter	\$2,428	\$2,180	\$4,608
Nonresidential (1-1/2" meter)	Meter	\$4,855	\$4,360	\$9,215
Nonresidential (2" meter)	Meter	\$7,768	\$6,976	\$14,744
Nonresidential (3" meter)	Meter	\$15,536	\$13,952	\$29,488
Nonresidential (4" meter)	Meter	\$24,275	\$21,800	\$46,075
Nonresidential (6" meter)	Meter	\$46,550	\$43,600	\$92,150
Nonresidential (8" meter)	Meter	\$77,680	\$69,760	\$147,440
Nonresidential (10" meter)	Meter	\$111,665	\$100,280	\$211,945



Ozarks Electric Cooperative

A Touchstone Energy® Cooperative 

PO BOX 848 FAYETTEVILLE, AR 72702 479.521.2900 www.ozarksecc.com

Date: 11-4-2014

City: Farmington

Name: Broyles Street Storage

General Comments:

1. Any damage or relocation of existing facilities will be at owner's expense. Any extension of line that has to be built specifically to feed this property will be at full cost to the owner.
2. Please contact me if you have any questions. Contact Greg McGee at (479) 684-4634 or gmcgee@ozarksecc.com

Additional Comments:

1. Please consider revising the tree species that are to be planted under the power lines, use low growing species. Pin Oaks are specified on the plat, Pin Oak will grow too tall to be planted near power lines.

- 2.

BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS

Jorge Du Quesne
Blew & Associates, PA
524 West Sycamore, Suite 4
Fayetteville, Arkansas 72703

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

SUBJECT: Broyles Street Storage

November 10, 2014

To Whom It May Concern:

1. *Note that the instruction 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.*

This is the narrative.

Cover Comments:

2. *The following review note should be added to the cover sheet: Review of these plans is limited to general compliance with City codes and regulations and does not warrant the engineer's design or relieve the developer of any requirements, even if errors, omissions, or any inadequacies are discovered after plan approval. The City's requirements shall govern over any conflicts with the plans or specifications. Any conditions determined in the field which require changes shall be subject to further review and corrective action.*

This note has been added to the cover sheet.

Site Plan:

3. *The building in the front of the property is still labeled as future.*

The building has been relabeled accordingly.

4. *Label the use of the building in the front with areas and use.*

See revised site plan. As discussed in tech plat, this information is available on the table on the left side of the sheet. Additionally, as discussed, this information has been added to the building on the site plan.

BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS

5. *How will trash be handled on this site? Will there be a dumpster?*

A Dumpster has been added.

6. *Will there be a sign? If so, show the location and size of the proposed sign.*

Per the owner, there will not be an additional free standing sign.

Grading Drainage SWPPP Comments:

7. *Add spot elevations (existing) in the new drive location and at the corners of the parking lot. Also add spot elevations at the corners of the buildings and the drives between the buildings.*

See revised Grading Plan.

8. *Provide a benchmark, clearly defined with a precision of 1/100th of a foot. This benchmark must be tied to NAVD 88 datum; Benchmarks include but are not limited to the following: fire hydrant, manhole rim, drainage structure abutments, etc.*

Two Benchmarks have been added. They are the two SS Manholes located on Broyles Street.

Landscape Plan Comments:

9. *The plan shows six shade trees on the street frontage but the table shows 7. Only six trees are required so correct the table.*

The table has been corrected.

Tech Plat Meeting Comments:

10. *Add Fire Hydrant in Front.*

A Fire Hydrant has been added to the front.

Sincerely,

Jorge Du Quesne
Blew & Associates, PA

City of Farmington Application and Checklist Preliminary Plat

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

Applicant: <u>Rausch Coleman</u>	Day Phone: <u>479-455-9090</u>	
Address: <u>3420 N. Plainview Ave, Fayetteville, AR</u>	Fax: _____	
Representative: <u>Daniel Ellis</u>	Day Phone: <u>479-878-2463</u>	
Address: <u>901 N. 47th Street, Suite 200, Rogers, AR</u>	Fax: <u>479-631-6224</u>	
Property Owner: <u>Rausch Coleman Homes, LLC</u>	Day Phone: <u>479-455-9090</u>	
Address: <u>3420 N. Plainview Ave, Fayetteville, AR</u>	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 -- 4735 S Alberta Street, Farmington, AR 72730
 Current Zoning -- MF-1
 Attach legal description

Financial Interests

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

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.*

Daniel P. Ellis Date 10/21/14
 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.)*

Daniel P. Ellis Date 10-21-14
 Owner/Agent Signature

Development Checklist:

Yes No N/A, why?

	Yes	No	N/A, why?
1. Completed application form.			
2. Payment of application fee.			
3. One AutoCAD drawing – 1"=100' or larger, using layer, symbols and line types as required by City Engineer.			
4. Fifteen (15) copies of the plat folded to a size of no greater than 10" X 10 ½ ".			
The Following Shall Appear on the Plat:			
1. Names, addresses and telephone numbers of the record owners, applicant, surveyor, architect, engineer and person preparing the plat.			
2. Names, addressed and property lines and zoning of all property owners adjacent to the exterior boundaries of the project including across streets and rights of way shall be located at the general location of their property.*			
3. North arrow, graphic scale, acreage, date of preparation, zoning classification and proposed use.			
4. Complete and accurate legend.			
5. Title block located in the lower right hand corner indicating the name and type of project, scale, firm or individual preparing drawings, date and revision.			
6. Note regarding wetlands determination, if any. Note if Army Corps of Engineers determination is in progress.			
7. Written legal description. (If the project is in more than one tract the legal for each individual tract must be provided.)			
8. P.O.B. from a permanent well-defined reference point, P.O.B. must be clearly labeled.			
9. Curve data for any street which forms a project boundary.			
10. Clear representation of the FEMA Designated 100-year Floodplain and or Floodway and base flood elevations. Reference the FIRM panel number and effective date and the Corps of Engineers Flood Hazard Study.			
11. Status of regulatory permits:			
a. NPDES Storm water Permit			
b. 404 Permit			
c. Other			
12. Provide a benchmark, clearly defined with a precision of 1/100 th of a foot. This benchmark must be tied to NAVD 88 datum; Benchmarks include but are not limited to, the following: fire hydrant, manhole rim, drainage structure abutment, etc.			
13. Spot elevations at grade breaks along the flow line of drainage swales.			
14. A general vicinity map of the project at a scale of 1" = 2000' taken from the City of Farmington Street Base Map (1" = 2000').			
15. The location of all existing structures. Dimensions of buildings and setbacks from the building to property lines.			
16. Street right-of-way lines clearly labeled. The drawing shall depict any future ROW needs as determined by the AHTD and/or Master Street Plan. Future ROW as well as existing ROW and center lines should be shown and dimensioned.			
17. Existing topographic information with source of the information noted. Show:			

a. Two foot contour for ground slope between level and ten percent.			
b. Four foot contour interval for ground slope exceeding 10%.			
18. Preliminary grading plan.			
Existing Utilities and Drainage Improvements (Copy of the Drainage Criteria Manual can be obtained from the City of Farmington)			
1. Show all known on site and off-site existing utilities, drainage improvements and easements (dimensioned) and provide the structures, locations, types and condition and note them as "existing" on the plat.			
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.			
Proposed Utilities			
1. Regarding all proposed storm sewer structures and drainage structures:			
a. Provide structure location and types.			
b. Provide pipe types and sizes.			
2. Regarding all proposed sanitary sewer systems			
a. Provide pipe locations, sizes and types.			
b. Manhole locations.			
3. Note the occurrence of any previous sanitary sewer overflow problems on-site or in the proximity of the site			
4. If a septic system is to be utilized, not that on the plat. Show the location and test data for all percolation tests.			
5. Regarding all proposed water systems on or near the site:			
a. Provide pipe locations, sizes and types.			
b. Note the static pressure and flow of the nearest hydrant.			
c. Show the location of proposed fire hydrants, meters, valves, backflow preventers and related appurtenances.			
6. All proposed underground or surface utility lines if determined: (this category includes but is not limited to telephone, electrical, natural gas and cable.)			
a. Locations of all related structures.			
b. Locations of all lines above and below ground.			
c. A note shall be placed where streets will be placed under the existing overhead facilities and the approximate change in the grade for the proposed street.			
7. The width, approximate locations and purposes of all proposed easements or rights-of-way for utilities, drainage, sewers, flood control, ingress/egress or other public purposes within and adjacent to the project.			
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.			
2. A Layout of adjoining property sufficient detail to show the affect of proposed and existing streets (including those on the master street plan), adjoining lots and off-site easements. This information can be obtained from the Master Street Plan.			
3. The location of all existing and proposed street lights (at every intersection, cul-de-sac and every 300 feet, and associated easements to serve each light.)			
Easement Plat – LSD Only			
1. A final easement plat (in the same form as a final plat) must be submitted and recorded before the issuance of a building permit.			
Subdivision of Land			
1. The lot layout, the dimensions of each lot and total area in square footage or acreage to the nearest on-hundredth (1/100 th) acre of each lot. Lots shall be numbered consecutively for all phases. The total number of lots shall be indicated on the plat.			
2. The designation of all "outlots" and anticipated uses, if known.			
3. For phased development, a plat showing all phases is required.			
Site Specific Information			
1. Provide a note describing any off site improvements.			
2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project.			
3. The location of known existing or proposed ground leases or access agreements, if known. (e.g. shared parking lots, drives, areas of land that will be leased.)			
4. The location of all known potentially dangerous areas, including areas subject to flooding, slope stability, settlement, excessive noise, previously filled areas and the means of mitigating the hazards (abatement wall, signage, etc.)			
5. The boundaries, acreage and use of existing and proposed public area in and adjacent to the project. If land is to be offered for dedication for park and recreation purposes it shall be designated.			
6. For large scale residential development, indicate the use and list in a table the number of units and bedrooms.			
7. For non-residential use, indicate the gross floor area and if for multiple uses, the floor area devoted to each type of use. (Large Scale Developments only.)			
8. The location and size of existing and proposed signs, if any.			
9. Location and width of curb cuts and driveways. Dimension all driveways and curb cuts from side property line and surrounding intersections.			
10. Location, size, surfacing, landscaping and arrangement of parking and loading areas. Indicate pattern of traffic flow; include a table showing required, provided and handicapped accessible parking spaces. (Large Scale Developments only.)			
11. Location of buffer strips, fences or screen walls, where required (check the zoning ordinance).			
12. Location of existing and purposed sidewalks.			
13. Finished floor elevation of existing and purposed structures.			
14. Indicate location and type of garbage service (Large Scale			

Developments only.) Dimension turnaround area at dumpster location.			
15. A description of commonly held areas, if applicable.			
16. Draft of covenants, conditions and restrictions, if any.			
17. Draft POA agreements, if any.			
18. A written description of requested variances and waivers from any city requirements.			
19. Show required building setbacks for large scale developments. Provide a note on the plat of the current setback requirements for the subdivision. A variance is necessary from the Board of Adjustment for proposed setbacks less than those set forth in the zoning district.			
20. Preliminary drainage plan as required by the consulting engineer.			
Data on Diskette			
1. Magnetic Media or CD with all information in AutoCAD or a similar format must be submitted with application. Questions concerning this requirement may be directed to Building Inspection.			

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

CITY OF BOSTON
354 STATE STREET

RECEIPT

DATE	10-21-14	No.	795734
RECEIVED FROM	Creighton Telle		\$2000.00
FOR	1000 Howard St 10/14		DOLLARS
FOR RENT	Garage Space Subdivision		
ACCOUNT			
PAYMENT	2000.00		
BAL. DUE			
<input type="radio"/> CASH		FROM	
<input checked="" type="radio"/> CHECK		BY	B. Coleman
<input type="radio"/> MONEY ORDER		TO	

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

Applicant: Rausch Coleman Development Group
Project Name: Holland Crossing Duplexes
Engineer/Architect: Crafton Tull

Date: November 4, 2014

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.

Preliminary Plat

2. Label the lot width at the front building setback line for the lots in the curves on Street C. The minimum lot width is 75 feet. Lots 2, 3, 4, 7 and 9 do not appear to meet the minimum lot width.
3. The minimum lot area for a duplex lot in MF-1 is 12,000 sq ft. Lot 6 does not meet this requirement.

Please refer to the Development Checklist for the following comments:

4. Plat #1: Provide the information required for this item.
5. Proposed Utilities #1: Show the proposed storm sewer system for this subdivision.
6. Proposed and Ex. Streets, etc #1: Show the centerline curve data for the proposed streets and all curb radii.
7. Proposed and Ex. Streets, etc #3: Street lights are required at each intersect and at intervals of 300 feet as measured along the centerline of the street. It appears another street light is required at the south end of Street A and at least one on Street B.
8. Subdivision of Land #1: Clearly show the rear lot widths of all lots including Lots 23-26.
9. Subdivision of Land #2: Number and label any area remaining in Lot 5 of the Holland Crossing Subdivision as an outlot on this plat.
10. Site Specific Information #8: Will there be a sign for this subdivision?

Grading Plan

11. Street A will not be allowed to drain into Alberta Street. Provide drainage to capture this runoff before it enters Alberta or grade the street to drain to the south.

Utility Plan

12. The water and sewer improvements must be reviewed and approved by the City of Fayetteville Engineering Department.
13. Show the static pressure and flow of the nearest hydrant.

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

Applicant: Rausch Coleman

Date: 11-4-14

Project Name: Holland Crossing Duplexes

Engineer/Architect: Crafton Tull

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


Representing: PGTELCO Name: SHANE BELL
479-846-7255

We will utilize the same UE^{'s} that Ozark Electric has requested per their submitted plat. In addition Crafton Tull has agreed to place an easement along the South boundary to carry my facilities from East to West.

Received By: _____



Ozarks Electric Cooperative

A Touchstone Energy[®] Cooperative 

PO BOX 848 FAYETTEVILLE, AR 72702 479.521.2900 www.ozarksecc.com

Date: 11-4-2014

City: Farmington

Subdivision Name: Holland Crossing Duplexs

General Comments:

1. Any relocation of existing facilities or extension of line that has to be built specifically to feed the subdivision will be at full cost to the developer.
2. All lot corners must be marked with lot numbers clearly written on the stakes before construction will begin.
3. If off site easements are needed for Ozarks to provide electricity to the development, easements must be obtained by developer and provided to Ozarks before the design will begin.
4. All conduits placed at road crossings by developer must have 48 inch of cover at final grade and marked with post to identify end of conduits. (3 – 4 inch schedule 40 conduits to be used for electric only at all road crossings, conduits must extend past the edge of any obstructions so that they are accessible during construction. Other utilities will require more conduits at road crossing.) There must be minimum separation of 12 inches between conduits for electric and conduits for other utilities. This is NESC code 354.
5. All conduits for road crossings and specific widths of U.E. must be shown on final plat before Ozarks Electric will sign the final plat.
6. Subdivisions will be built on Policy 45 (Ozarks is responsible for up to 50% and the Developer is responsible for the remainder of the cost of construction) There will be extra charges to the Developer when extra time or materials are used for rock trenching, boring, select material bedding, shoring, dewatering, etc.
7. All back lot and side lot utility easements to be 20 feet except side lot utility easements to be used for street lights to be 10 feet. All front lot utility easements to be a minimum of 25 feet.
8. Developer must provide Ozarks Electric with a Digital copy (AutoCAD 2004) of the Final plat as well as a hard copy.
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. Please contact me when construction begins on subdivision and again when construction is within three months of completion. Greg McGee at (479) 684-4634 or gmcgee@ozarksecc.com

Additional Comments:

1. Make revisions to easements, add road crossing conduits and light locations as shown on plat provided by Ozarks Electric.
- 2.



architecture | engineering | surveying

Conway
Little Rock
Oklahoma City
Rogers
Russellville
Tulsa

TO: CITY OF FARMINGTON, PLANNING AND ZONING
FROM: DANIEL ELLIS, P.E.; RONALD WATKINS, JR., E.I.
SUBJECT: RESPONSE TO COMMENTS FOR PLAN REVISION,
HOLLAND CROSSING DUPLEXES
DATE: NOVEMBER 12, 2014

-
- Label the lot width at the front building setback line for the lots in the curves on Street C. The minimum lot width is 75 feet. Lots 2, 3, 4, 7 and 9 do not appear to meet the minimum lot width.
 - *Lot widths are labeled at the front building setback line for the lots in the curves on Street C. Lots 2, 3, 4, 7 and 9 have been updated to meet the minimum lot width.*
 - The minimum lot area for a duplex lot in MF-1 is 12,000 sq ft. Lot 6 does not meet this requirement.
 - *Lot 6 has been updated to meet the minimum lot area required.*
 - Plat #1: Provide the information required for this item.
 - *Names, addresses and telephone numbers of the record owners, applicant, surveyor, architect, engineer and person preparing the plat are provided.*
 - Proposed Utilities #1: Show the proposed storm sewer system for this subdivision.
 - *The additional storm sewer system information has been added to the plans.*
 - Proposed and Ex. Streets, etc #1: Street lights are required at each intersect and at intervals of 300 feet as measured along the centerline of the street. It appears another street light is required at the south end of Street A and at least one on Street B.
 - *The additional street lights have been added to the plans.*
 - Subdivision of Land #1: Clearly show the rear lot widths of all lots including Lots 23-26.
 - *Rear lot widths are now labeled for all lots.*
 - Subdivision of Land #2: Number and label any area remaining in Lot 5 of the Holland Crossing Subdivision as an outlot on this plat.
 - *Remaining lot areas have been numbered and labeled as such.*



FARMINGTON WALK/BIKE ACTION PLAN

OVERVIEW

Farmington has a population of 6,171 and covers 9.87 square miles in Washington County. Farmington is a rural community near the urban corridor, bordering Fayetteville (Fayetteville Square is 5.5 miles to the east). Other nearby destinations include Mt. Kessler, a developing regional park in Fayetteville, and Prairie Grove (seven miles to the southwest). Key opportunities will include improving connectivity between Farmington’s developing town center, local schools, local parks, the future high school, new ballfields, nearby Mt. Kessler, and the regional park, and creating safe crossings of AR 62.

Regional Destinations

- » Mt. Kessler and Fayetteville’s developing regional park
- » Farmington’s developing town center

Other Key Destinations

- » Schools
- » Creekside Park, ballfields, Ecology Park, and library
- » Grocery store – Marvin’s

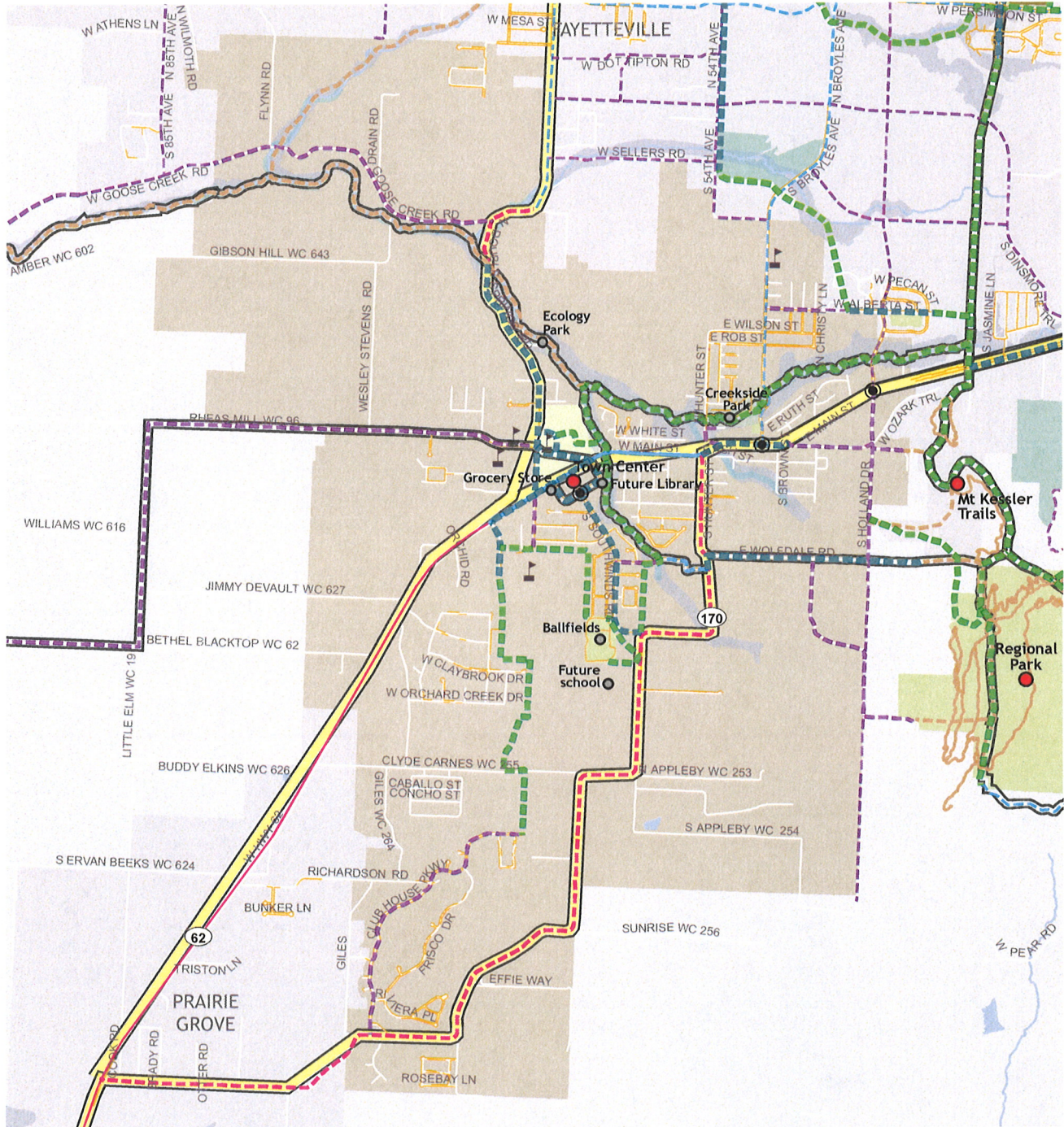


REGIONAL LOCATION MAP

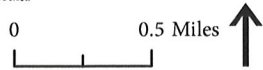


Clockwise from upper left: Creekside Park; Ballfields and pathway; Culvert under US 62 (undercrossing potential)

MAP 6.9 FARMINGTON COMMUNITY PLAN



<ul style="list-style-type: none"> Razorback Greenway Regional Network Heritage Trail Regional Destination Local Destination School 	<p>Shared Use Facilities</p> <ul style="list-style-type: none"> Proposed Shared Use Paved Trail Existing Shared Use Paved Trail Proposed Sidepath Existing Sidepath Proposed Natural Surface Trail Existing Natural Surface Trail Crossing Improvement 	<p>Bicycle Facilities</p> <ul style="list-style-type: none"> Proposed Separated Bikeway Existing Separated Bikeway Existing Shared Roadway Proposed Shared Roadway Gravel Grinding Route 	<ul style="list-style-type: none"> Proposed Shoulder Improvement Existing Shoulder <p>Pedestrian Facilities</p> <ul style="list-style-type: none"> Proposed Sidewalk Existing Sidewalk Neighborhood/Park Trails
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Key Needs & Recommendations for Farmington

Topic	Key Needs & Notes
<i>Regional Needs</i>	<ul style="list-style-type: none"> » Connect Mt. Kessler and the developing City of Fayetteville regional park; connect to Fayetteville and Prairie Grove.
<i>Other Key Needs</i>	<ul style="list-style-type: none"> » Connect schools. » Link residential areas to developing town center. » Link to grocery store. » Connect parks.
Facility Recommendation	Recommendation Detail
<i>Sidewalks</i>	<ul style="list-style-type: none"> » Farmington has a strong sidewalk network especially in newer developments. Continue building sidewalks with new developments and create additional linkages as the shared use paved trail and sidepath network develop.
<i>Intersections</i>	<ul style="list-style-type: none"> » AR 62 Crossings: Several signalized intersections exist with high visibility crosswalks and pedestrian countdown signals. Consider adding median pedestrian island in center of AR 62. Add crossing treatments at the Broyles Street and Holland Drive intersections as the trail network develops. » Town center: Add crossing facilities at Cimarron Way and Southwinds Road as town center develops.
<i>On-Street Bike Facilities</i>	<ul style="list-style-type: none"> » Shared Roadways – Mt. Kessler and developing regional park: Links to potential Mt. Kessler and regional park access points should be highlighted for bicycle passage.
<i>Shared Use Facilities</i>	<ul style="list-style-type: none"> » Shared Use Paved Trail – Farmington Branch: Develop a shared use paved trail along Farmington Branch, connecting local parks, residences and ultimately connecting Farmington toward Fayetteville. » Shared Use Paved Trail – AR 62 undercrossing: Develop a shared use paved trail extending south from Farmington Branch and utilizing culvert space under AR 62. This provides a safe undercrossing of AR 62. » Shared Use Paved Trail/Sidepaths – Schools and town center links: Develop shared use paved trail and sidepath network to thoroughly connect schools, parks and the town center. » Natural Surface Trails – Mt. Kessler and developing regional park links: Develop
Other Topics	Notes
<i>Multi-Modal Connections</i>	<ul style="list-style-type: none"> » Farmington is connected by Ozark Regional Transit which serves the urban NWA corridor and parts of rural NWA. Stops in Farmington are found at NWACC, the post office/library, sports complex, and Creekside Park. Bicycle parking, infrastructure connectivity, and other amenities should be considered here. Please see www.ozark.org for route details.
<i>Heritage Trail</i>	<ul style="list-style-type: none"> » The NWA Heritage Trail connects east/west and north/south through the heart of Farmington. It links Farmington with Fayetteville and Prairie Grove.

Program & Policy Recommendations

The table below presents a summary of recommendations organized by category which identifies the recommended program, time-frame for implementation, and lead entity. The table identifies Bronze (short-term), Silver (mid-term) and Gold (long-term) actions that can help achieve recognition as a Walk and Bicycle Friendly Community.

For many of these actions, there is an opportunity for the communities of the region to share resources, with individual communities participating in regional programs, attending trainings or meetings convened at the regional scale, or implementing regionally developed programs at the local level. Recommendations specific to the Six E's (Engineering, Education, Encouragement, Enforcement, and Evaluation (with Equity considered broadly through all)) are found below. Economy is included as an additional category to help demonstrate the benefits of implementing all of the E's. Refer to Appendix D for detailed guidance on implementing each item, including a description of recommended actions, regional and local roles, as well as sample programs.

Program	Term	Lead Entity
Engineering		
Complete Streets Policy	Medium	City of Farmington
ADA Transition Plans	Medium	City of Farmington
Non-Motorized Transportation Training for Engineers and Planners	Short	NWARPC, City of Farmington
Bicycle Parking	Medium	NWARPC, Northwest Arkansas Council, City of Farmington
Enhanced Funding for Bike and Pedestrian Projects	Medium	NWARPC, City of Farmington
Bike/Pedestrian Facility Inclusion in Engineering Documents, Plans, and Drawings	Short	NWARPC, City of Farmington
Education		
Safe Routes to School	Medium	City of Farmington
Network with existing capacity in NWA	Medium	City of Farmington City of Fayetteville, City of Bentonville, City of Rogers, City of Springdale, Bike Bentonville, BCO, IMBA
Encouragement		
Walking and Biking Promotion Activities	Short	City of Farmington
Equity Oriented Programs	Short	NWARPC, Northwest Arkansas Council, City of Farmington
Bike and Walk Month	Medium	City of Farmington
Group Rides and Walks	Medium	City of Farmington
Enforcement		
Targeted Bicycle and Pedestrian Enforcement	Short	City of Farmington Law Enforcement
Trainings for Law Enforcement Officers	Short	NWARPC, City of Farmington Law Enforcement
Bike and Foot Patrol Units	Medium	City of Farmington Law Enforcement
Annual Meeting with Police, Planners and Engineers to Evaluate Collision Trends, Infrastructure Needs and Areas for Targeted Enforcement	Medium	NWARPC, City of Farmington
Evaluation		
Active Transportation Committee	Short	NWARPC, City of Farmington
Bicycle, Pedestrian, and Trail Count Program	Short	City of Farmington
Walking, Bicycling and Trails Report Card	Medium	City of Farmington
Economy		
Bicycle and Walking Tourism Strategy	Medium	Northwest Arkansas Council, City of Farmington