



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 26, 2018

**A meeting of the Farmington Planning Commission will be held on
Monday, November 26, 2018 at 6:00 p.m. at City Hall
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes - October 22, 2018
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 HEARING**
 - A. **Final Plat:** Farmington Heights Phase I
Property owned by: Indian Territory, LLC.
Property Location: W. Sellers Rd.
Presented by: Civil Design Engineers, Inc.
 - B. **Rezone Request:** 65 N. Double Springs (Engles Park Subdivision) from R-1 to R-3
Property owned by: D & B of Northwest Arkansas
Property Location: 65 N. Double Springs
Presented by: Geoffrey Bates
 - C. **Preliminary Plat:** Engles Park Subdivision
Property owned by: D & B of Northwest Arkansas
Property Location: 65 N. Double Springs
Presented by: Geoffrey Bates

Planning Commission Minutes
October 22, 2018

1. **ROLL CALL** – Meeting was called to order by Chairman Robert Mann. A quorum was present.

PRESENT

Robert Mann, Chair
Judy Horne
Howard Carter
Chad Ball
Bobby Wilson
Toni Lindsey
Jay Moore
Gerry Harris

ABSENT

None

City Employees Present: Melissa McCarville,
City Business Manager; Steve Tennant, City
Attorney; Rick Bramall, City Inspector

2. **Approval of Minutes:** September 24, 2018 Minutes were approved as written.

3. **Comments from Citizens:** No comments from Citizens.

Public Hearing:

4A. Variance Request of lot size from 2 acres to 1.46 acres for property at southwest corner of intersection of Clyde Carnes Road and Giles Road; owned by Eagle Holdings, LLC presented by Keith Marrs

Keith Marrs was present to discuss the request. He opened comments asking for a variance to decrease the size of lots because many home buyers no longer wish to have the larger 2 acre lots to maintain.

Public Comment: None

Comments from the City: Melissa stated that there was a 2 acre minimum for lot split therefore he needed a variance to do less than the minimum. Steve Tennant explained that his name was on the documentation because he did the transaction for the Carnes Trust. Rick Bramall stated that this will have two to three houses built on this property. Jay Moore asked Keith Marrs about the drive way entrances for each lot. Keith stated that the property owner would be able to determine where their entrance was going to be. He also stated that utility access is on the North side of Clyde Carnes Road. The property in question is on the south side of Clyde Carnes.

Robert Mann called the question to approve the rezone request from A-1 to R-1. Upon roll call, the ayes were: Howard Carter, Jay Moore, Toni Lindsey, Bobby Wilson, Judy Horne, Gerry Harris and Chad Ball. Motion passed unanimously.

5. **Adjournment:** Having no further business, meeting was adjourned.

Judy Horne - Secretary

Robert Mann - Chair



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: April 2017

Date of grading permit: August 2017 (partial)/December 2017 (full)

Date of final infrastructure inspection: _____

Engineering Fees Paid yes no

Development site address or location: Unassigned, W. Sellers Rd.

GENERAL INFORMATION:

Primary Contact Person: Ferdinand Fourie, P.E.

Business Name: Civil Design Engineers, Inc.

Address: 1363 Duffers Ct

City: Cave Springs State AR Zip Code 72718

Phone: 479-381-1066 Email: ffourie@civilde.com

Check all that apply: Applicant Owner Other _____

Name: Todd Mooney, Charles Palmer, Tom Sims

Business Name: Indian Territory LLC

Address: PO Box 1527

City: Fort Smith State AR Zip Code 72730

Check all that apply: Applicant Owner Other _____


Name: _____

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.

 Date: 10-22-18

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)

 Date: 10-22-18

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

Applicant: Indian Territory, LLC

Date: 11-5-18

Project Name: Farmington Heights Phase 1

Engineer/Architect: Civil Design Engineers, 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 Fayetteville Name: Corey W. Granderson
ENGINEERING DIVISION

- ① The review of easements on this plat will be performed once as-built utility plans are provided to the City.
- ② Prior to city approval (signature) of this plat all closeout documents, as-builts, bonds, punch-list items, etc. must be fully completed.
- ③ The Engineer of Record should perform a preliminary final inspection once work is completed. A punch-list should be sent to the city at which time a city final inspection can be scheduled.
- ④ Please see attached City of Fayetteville "Engineering Closeout Checklist" for reference. Please also see grading/utility permit approval letter.

See following pages for attachments...

Received By: _____



10-31-18

Project Closeout Checklist – Farmington Heights Subdivision Phase I

~~Crossed-Off~~ items have been completed and accepted.

Red text are comments and/or status descriptors.

Prior to **Project Acceptance** (Final Plat) the following items must be performed or provided to the satisfaction of the Engineering Department:

- The work shown on the civil site package must be complete and the items on the final punch list completed.
 - Pending Final Inspection
 - Need certification letter & inspection reports from electrical EOR for lift station
 - Invite Jacobs (CH2M) and City Utility Department to final inspections
- Vegetation must be established and perimeter erosion controls removed.
Pending Final Inspection
- One (1) set of as-built drawings of the complete project (excluding details) as a hard copy, digital file .dwg, and PDF format;
 - Public infrastructure and services shall be surveyed after installation in relation to easements, property lines, and rights-of-way.
 - More than 2 ft deviation of design alignment of shall require new easement dedication or adjustment of the utility/storm drain.
 - Sanitary Sewer, and Storm Drainage (Including Private) elevations must be verified and updated. (Elevations out of design tolerance must be corrected)
 - Subdivisions of land must include linework of all final plat lot lines, easements, etc. in the required CAD file (.dwg file).
 - Street Centerline, Width, Profiles and Cross slopes shall be verified.
 - More than 6 inches deviation of design alignment of shall require new right of way dedication or adjustment of the street section.
 - Adequate verification survey to confirm accuracy of drainage report.
 - As-builts should include the following information in a table; Linear Feet of new public streets, sidewalk (categorized by width), waterline, and sanitary sewer. Square feet of newly dedicated right-of-way.
- Unit price construction costs for review and approval and a single 2 year maintenance bonds in the amount of 25% of the public improvements; **Provide unit price estimate of bond amount for review prior to issuing the bond.**
- Certification that the streets, sidewalk, storm sewer, water, fire line, and sewer lines, etc., were installed per approved plans and City of Fayetteville requirements;
 - Provide all Inspection Reports; Data Forms from Utility Specifications (Including Consultants sewer TV report); compaction test results, etc...
- Surveyor's Certification of Compliance for monuments and property pins.



CITY OF
FAYETTEVILLE
ARKANSAS

September 8, 2017

Sent Via Email: ffourie@civilde.com

Ferdi Fourie, P.E.
Civil Design Engineers, Inc.
4847 Kaylee Avenue, Suite A
Springdale, AR 72762

Re: Farmington Heights Subdivision

Dear Mr. Fourie:

The plans & drainage report submitted for the above referenced portion of the project have been reviewed for general compliance with City Engineering Division requirements and are approved subject to the following conditions:

Plan Comments:

1. Add note to plans that sidewalk along Sellers Road must be constructed during preliminary plat construction, prior to city approval of the final plat.
2. The 8" water line shown in Sellers Road has never been formally accepted by the city as public infrastructure and must be tested and inspected just like the onsite water lines already in the ground. This applies for the entire 8" water line from this project's location east to 54th Avenue.
3. Electrical design for lift station required prior to release of utility/grading permit from City of Fayetteville.
4. Add note that street widening requires a smooth sawcut entire length of widening along Sellers Road.
5. The forcemain profile still follows the ground finished grade which indicates a few isolated "high-points." Please add notes to plan indicating that high points should be avoided by the contractor when possible. If high-points must exist in the system the addition of air/vacuum release valves must be installed during construction.
6. Sheet C4.13 please callout encasement diameter (16") on profile for Sewer Line A at station 21+31 at waterline crossing.
7. All city standard details must be shown on original title blocks, unmodified in your plan set.
8. Please add a detail for the proposed split-steel welded encasement as there is not a city standard detail for this.
9. Contact the city's utility engineer to coordinate the verification of the pump station alarm and SCADA systems in conjunction with CH2M staff prior to the preconstruction meeting.

10. As a project-specific variance, the utility department is waiving the requirement for pre-payment of the 20-year life cycle maintenance costs of the proposed lift station for this project. (Ref. 2012 Standard specifications 1200.1.06.B.4)

Special Utility Conditions of Approval:

Much of the water and sewer infrastructure in this subdivision was previously installed but never accepted into the publicly maintained system of the City of Fayetteville. As such, the following conditions must be met for any existing utilities to be accepted:

Sewer:

- Existing system must be surveyed to determine flowlines, depths, and slopes.
- Ductile iron sections must be re-constructed with PVC per specs
- TV Camera should be performed once lines are clean, using dye and water, in the presence of city of Fayetteville personnel
- Existing (old) sewer service connections should be cut at the wye service stub, plugged using a glue-in plug, and encapsulated with cement.
- New sewer services should be installed per current city specs as if being installed on an active main.
- Dress existing manholes as needed with grout at inverts and connections
- No 6" lines will be accepted, replace with 8" if present.
- All manhole tops should be removed and re-poured with correct ring/lid and raincatchers per specifications.
- Further ADH comments may be pending.
- Prior to acceptance, all testing must be performed as if new line (mandrel, vacuum, low pressure, Camera, etc.)

Water:

- Existing (old) corp-stop service connections should be replaced in-place and updated to meet spec where possible.
- Services to be permanently abandoned must be abandoned per 4100.3.21
- Tracer wire test should be scheduled ASAP with water department personnel
- Pressure testing should occur ASAP in the presence of water department personnel.
- Further ADH comments may be pending.
- Prior to acceptance, all testing must be performed as if new line (pressure, hydrant flow, disinfection, etc.)

Standard Comments:

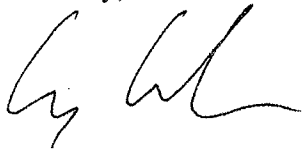
1. The review by the Engineering Division was for general compliance and does not warrant your design and does not relieve the owner from any items discovered during construction which are deemed necessary to comply with city ordinances and criteria. The approval of the Engineering items on the plans for water, sewer, drainage, and grading is not a guarantee of approval of this project by other City divisions.
2. A grading/drainage/utility permit will not be issued until:
 - a. **The engineer of record shall also review and approve material submittals (approved submittals shall be submitted to the City for concurrence before preconstruction conference and material is ordered)**
 - b. A preconstruction conference has taken place with the following people:

- i. Engineer of Record (or appropriate design professional)
 - ii. Inspector for Engineer of Record
 - iii. Contractor(s):
 - 1. Superintendent who will be on-site daily during all phases of construction.
 - 2. All subcontractors responsible for installation of public infrastructure.
- 3. All materials and construction shall comply with the City of Fayetteville’s requirements. In the case of conflicts, the City’s criteria shall govern.
- 4. Any damage to the existing public street due to construction shall be repaired/replaced at the owner/developers expense.
- 5. All public sidewalks and ramps must meet ADA guidelines. Any existing sidewalks that do not conform to ADA guidelines must be removed and replaced to correct the issue. Coordinate with the engineering department for inspection of existing sidewalks to determine ADA compliance.
- 6. All material deliveries, construction staging, and worker parking must occur on your site and outside the public streets during all phases of the project.
- 7. If the superintendent on site changes after the City of Fayetteville pre-construction meeting, an additional pre-construction meeting will be required with the new superintendent.
- 8. 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.
- 9. The public works inspector shall be notified no less than 48 hours prior to the installation of public utilities, infrastructure, roadway, etc. Testing shall be coordinated with the PWI by the Engineer of Record.
- 10. A copy of the approval letter from ADH shall be presented prior to installation of public utilities.
- 11. The engineer of record shall provide “Full Time” inspection for utilities and “Part Time” inspection for the storm drainage and roadway construction for this project – weekly inspection reports should be submitted to the City of Fayetteville’s public works inspector.**
- 12. Prior to **Project Acceptance** (Final Plat) the following items must be performed or provided to the satisfaction of the Engineering Department:
 - a. The work shown on the civil site package must be complete and the items on the final punch list completed.
 - b. Vegetation must be established and perimeter erosion controls removed.
 - c. One (1) set of as-built drawings of the complete project (excluding details) as a hard copy, digital file .dwg, and PDF format;
 - i. Public infrastructure and services shall be surveyed after installation in relation to easements, property lines, and rights-of-way.
 - 1. More than 2 ft deviation of design alignment of shall require new easement dedication or adjustment of the utility/storm drain.
 - ii. Sanitary Sewer, and Storm Drainage elevations must be verified and updated. (Elevations out of design tolerance must be corrected)
 - iii. Adequate verification survey to confirm accuracy of drainage report.
 - iv. As-builts should include the following information in a table; Linear Feet of new public streets, sidewalk (categorized by width), waterline, and sanitary sewer. Square feet of newly dedicated right-of-way.

- d. Unit price construction costs for review and approval and a single 2 year maintenance bonds in the amount of 25% of the public improvements.
 - e. Certification that the streets, sidewalk, storm sewer, water, and sewer lines, etc., were installed per approved plans and City of Fayetteville requirements;
 - i. Provide all Inspection Reports; approved submittals; Data Forms from Utility Specifications (Including Consultants sewer TV report); compaction test results, etc...
 - f. Surveyor's Certification of Compliance for monuments and property pins.
-
- Please email a PDF of the stamped final plans (with all revision clouds removed) and I will electronically stamp them and return to you. At least 48-hrs prior to the preconstruction meeting, provide one hard copy of the stamped plans for our public works inspector to review.
 - Please also bring at least three additional copies to the preconstruction meeting which you may retain after the meeting.
 - Provide one bound set of Water & Sewer Specifications including Details for each the Inspector and the Contractor's use to be stamped by Engineering at the Pre-Construction Conference.
 - Any additional copies you need may be copied from the approved plans.
 - One set of approved plans must remain onsite at all times during construction.

If you have any questions, please email at cgranderson@fayetteville-ar.gov or call me at 444-3415.

Sincerely,



Corey W. Granderson, P.E.
Staff Engineer

ARTICLE XII. DEDICATION AND LANDSCAPING OF NEIGHBORHOOD PARKS

Pages 13 - 15

- A. **Purpose.** Parks provide health and wellness through recreational opportunities, social engagement, neighborhood community building, nature education; parks increase neighborhood and city property values and contribute to overall quality of life.
- K. **Park Naming Rights.** Developer shall have naming rights for the park, subject to the approval of the Planning Commission.
- L. **Appropriate landscaping materials.** Developer shall make every effort to preserve existing healthy native trees eight inch (8") diameter or larger; Unique Specimen Trees; and native shrubs and other vegetation located in the proposed park area. Additional landscaping materials especially suited to Zone 6A are listed in ARTICLE XV. HARDY, DROUGHT-TOLERANT SHRUBS, GRASSES, TREES, AND EVERGREEN. In addition, perennial flowers, perennial ornamental grasses, and bulb-flowers may be planted.
- M. **Required Essential Landscaping and Infrastructure.**
- (1) Community green space with bench seating (Minimum of two benches)
 - (2) Open turf grass area
 - (3) ADA accessible walking trail or path into park area
 - (4) Trash receptacle (City will be responsible for trash disposal)
 - (5) Vegetation planting requirements are listed below; however, substitutions may be approved by Planning Commission when native trees, shrubs, grasses, and other vegetation are preserved.
 - (a) Five (5) shade trees.
 - (b) Three (3) ornamental trees.
 - (c) Perennial ornamental grasses
 - (6) A minimum of **one** active-use enhancement per acre of dedicated park land shall be incorporated into the park, with developer choosing amenity/amenities that best suit the specific demographic and recreational needs of future homeowners. Placement and spacing of all elements shall be done in a layout that provides maximum safety during park use and shall meet all safety standards. Choose from this list:
 - (a) Children's playground equipment
 - (b) Tennis court(s)
 - (c) Grass area for lawn sports
 - (d) Sand volleyball court
 - (e) Basketball goal
 - (f) Outdoor water features/ spray-grounds
 - (g) Hiking and/or biking trail
 - (h) Boulder play area or climbing structure
 - (i) Frisbee/disk golf area

- (j) Open turf sculpted as a play berm, mound or hill with a maximum three-foot height
- (k) Other play features such as swings, spring toys, sand play, dramatic play, tetherball.
- (l) Shuffleboard
- (m) Bocce court
- (n) Other developer-suggested active-use amenities deemed appropriate for demographic population of the development.

N. Ideal Park Additions (Optional – Not Required).

- (a) Lighting
- (b) Picnic table
- (c) Barbeque grill
- (d) Restroom facilities
- (e) Gazebo or other roofed recreational facility
- (f) Display garden
- (g) Drinking fountain

O. Ownership and Maintenance/Replacement. Dedicated parks shall be maintained by City of Farmington.

P. Park Design and Construction Standards. Developer shall design and construct neighborhood park in compliance with all City design standards for public improvements.

ARTICLE XIII PERFORMANCE BOND, LANDSCAPING INSTALLATION, MAINTENANCE, AND REPLACEMENT OF LANDSCAPING MATERIALS

ARTICLE XIII continues on page 16 of Landscape Ordinance

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

Applicant: Indian Territory, LLC

Date: November 5, 2018

Project Name: Farmington Heights Subdivision Phase I – Final Plat

Engineer/Architect: Civil Design Engineers, 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. Washington County will only accept 18"x24" sheets and smaller for filing. Submit on sheet size accepted by Washington County for filing.
3. Has the Washington County road been vacated at this time?
4. All addresses need to be shown on plat.
5. Building setbacks need to be labeled.
6. 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.

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

Applicant: Indian Territory

Date: November 5, 2018

Project Name: Farmington Heights

Engineer/Architect: Civil Design Engineers

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 continue to accrue throughout the project. All engineering fees incurred by the City will be reimbursed to the City by the developer. All engineering fees that are accrued to date will be paid before the final plat is signed by City officials.
- 2.. The revised plan should be submitted by next Tuesday, November 13th at noon. The City requires 15 copies for planning commission. A revised copy and drainage plan should be delivered directly to Chris Brackett at his office.



November 13, 2018

Melisa McCarville
City Business Manager
City of Farmington
354 W. Main Street
Farmington, AR 72730
Phone : (479) 267-3865

Ferdinand Fourie, P.E.
Project Manager
4847 Kaylee Avenue-Suite A
Springdale, Arkansas 72762
479.381.1066 Telephone
479.872.7118 Facsimile

**Re: Comment Response – Final Plat
Farmington Heights Subdivision
Farmington, AR
CDE Project No. 1091**

Dear Ms. McCarville:

The following is in response to the Final Plat review comments dated **November 5, 2018**.

Engineering Comments – Chris Brackett:

1. Note that the instructions above say that the technical plat comments must be addressed prior to re-submission, and that a narrative for each comment must also be submitted along with the revised plat.

Noted.

2. Washington County will only accept 18”X24” sheets and smaller for filing. Submit on sheet size accepted by Washington County for filing

They accept sizes up to 22X32

3. Has the Washington County road been vacated at this time?

It is actually not a Washington County Road – removed from plat.

4. All addresses need to be shown on plat.

Those that they would assign at this point are shown. They would not assign corner lots at this point.

5. Building setbacks need to be labeled.

Added to 50 scale sheets.

6. When all improvements have been installed, a final inspection must be conducted with the Engineer of Record, the contractor, Olsson representative and City representatives. All punchlist items must be completed and accepted prior to final approval of the final plat.

Ok.

City Planning Comments Parks – Judy Horne:

1. See attached requirements for public park located within the subdivision. Note that only ONE active use enhancement is required from the list in M (6) but additional enhancements are very acceptable. Requirement M (1) through M (5) are required.

We would like to request addressing the specific proposal as part of the Phase 2 project.

PG Telco – Shane Bell (841-0980):

1. No Comment. Plans look fine as submittal.

Ok.

Water and Sewer Utilities – City of Fayetteville – Corey Granderson:

1. The review of easements on this plat will be performed once as-built utility plans are provided to the City.

Ok.

2. Prior to city approval (signature) of this plat all closeout documents, as-builts, bonds, punchlit items must be fully completed.

Ok.

3. Please see attached City of Fayetteville Engineering Closeout checklist for reference. Please also see grading/utility permit approval letter.

Ok.

Ozark Electric – Wes Mahaffey:

1. How many lights will there be? I count 18

Appears to be 19 with light between 99 and 98.

2. Is there a light missing between Lots 98 and 99?

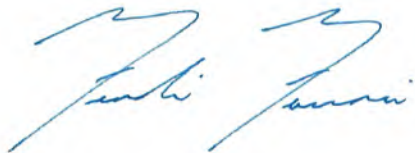
Yes I think so.

3. On Lot A should we bring power along the east easement or front of lot. (Cheaper to go rear of lot)

East easement seems to be acceptable.

Please let me know if you have any questions.

Thank you,

A handwritten signature in blue ink, appearing to read "Ferdie Fourie". The signature is stylized with a large initial "F" and a long, sweeping underline.

Ferdi Fourie, P.E.
Project Manager
FF/FF

City of Farmington
Application for Rezoning

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.

Applicant: Bates & Associates, Inc. Day Phone: 479-442-9350
Address: 7230 S. Pleasant Ridge Dr
Fayetteville, AR 72704 Fax: _____
Representative: Geoffrey Bates Day Phone: _____
Address: same as applicant Fax: _____
Property Owner: D&B of Northwest Arkansas Day Phone: 251-9400
Address: 125 W. Sunbridge Dr
Fayetteville, AR 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 -- 65 N Double Springs Road
Current Zoning -- R-1 Proposed Zoning -- R-3

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

Type of zoning requested and reason for request:

This request is to rezone Washington County Parcels 760-01339-000, 760-01340-000, 760-01337-000, & 760-01335-000 from R-1, Single-Family Residential, to R-3 Zero-Lot Line Single-Family Residential, for the purposes of a 25-lot Subdivision. The smallest lot will be 5403 sq. ft., and the largest will be 12510 sq. ft. The resulting density, after Master Street Plan Dedication, will be 5.29 units per acre.

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 must be 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 \$25.00 application fee
- 3. Provide a copy of the deed of the property.
- 4. Written authorization from the property owner if someone other than the owner will be representing the request.
- 5. Publish the following notice of public hearing in a newspaper serving the City (*Northwest Times, the Morning News, Arkansas Democrat-Gazette or The Farmington Post*). **THE NOTICE MUST APPEAR IN THE PAPER A MINIMUM OF 15 DAYS BEFORE THE PUBLIC HEARING DATE.**

NOTICE OF PUBLIC HEARING

A petition to rezone the property as described below has been filed with the City of Farmington on the _____ day of _____, 201_____.

PLACE LEGAL DESCRIPTION OF PROPERTY HERE

A public hearing to consider this request to rezone the above described property from _____ to _____ will be held on the _____ day of _____, 201_____, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

A copy of the proof of publication from the newspaper must be provided to the City 10 days before the meeting.

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

Geoffrey H Bates Date 10/23/18
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.)

LLD Management LLC by RAL Date 10/23/18
Owner/Agent Signature

AGENT AUTHORIZATION

I (We), DHB of NWA LLC ; RLD Management LLC, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s), Baker & Associates INC., to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City of Farmington considering this application and to act in all respects as our agent in matters pertaining to the attached application.

Property Owner – Signature



Property Owner - Print

RLD Management LLC by R-RL

Property Owner – Signature

Ronnie Davidson

Property Owner - Print



Bates & Associates, Inc.

Civil Engineering & Surveying

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

October 23, 2018

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

RE: Engles Park Subdivision – Preliminary Plat and Rezoning Project Letter

Dear City Staff,

D & B of Northwest Arkansas, and Bates & Associates, Inc, propose a Preliminary Plat and Rezone at 65 North Double Springs Road in Farmington, Arkansas. The subject Washington County Parcel Numbers are 760-01339-000, 760-01340-000, 760-01337-000, & 760-01335-000, totaling 5.51 acres before Right-of-Way Dedication. Access to the site will be off of North Double Springs Road.

The proposed development will consist of 24 single-family residential lots, plus one lot dedicated as a stormwater facility. The subject parcels are within City of Fayetteville Water and Sewer Department's service area. The proposed water main will tie into an existing 6" Asbestos-Cement water main located on the east side of Double Springs Road. The proposed sewer main will tie into an existing manhole on the west side of Double Springs Road, with an existing 8" sewer main running north from said manhole.

The Applicant also is requesting a rezoning of said parcels. The current zoning is R-1, Single-Family Residential. The Applicant requests that the parcels be rezoned to R-3, Zero Lot Line Single-Family Residential. The resulting density would be 5.29 units per acre.

Please contact Bates & Associates with any questions regarding this proposed development.

Sincerely,

Geoff Bates, P.E.



**Bates &
Associates, Inc.**

Civil Engineering & Surveying

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

November 6, 2018

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

RE: Engles Park Subdivision

Dear City Staff,

Please see the attached Parcel Map and list of Adjoining Property owners for the Engles Park Subdivision.

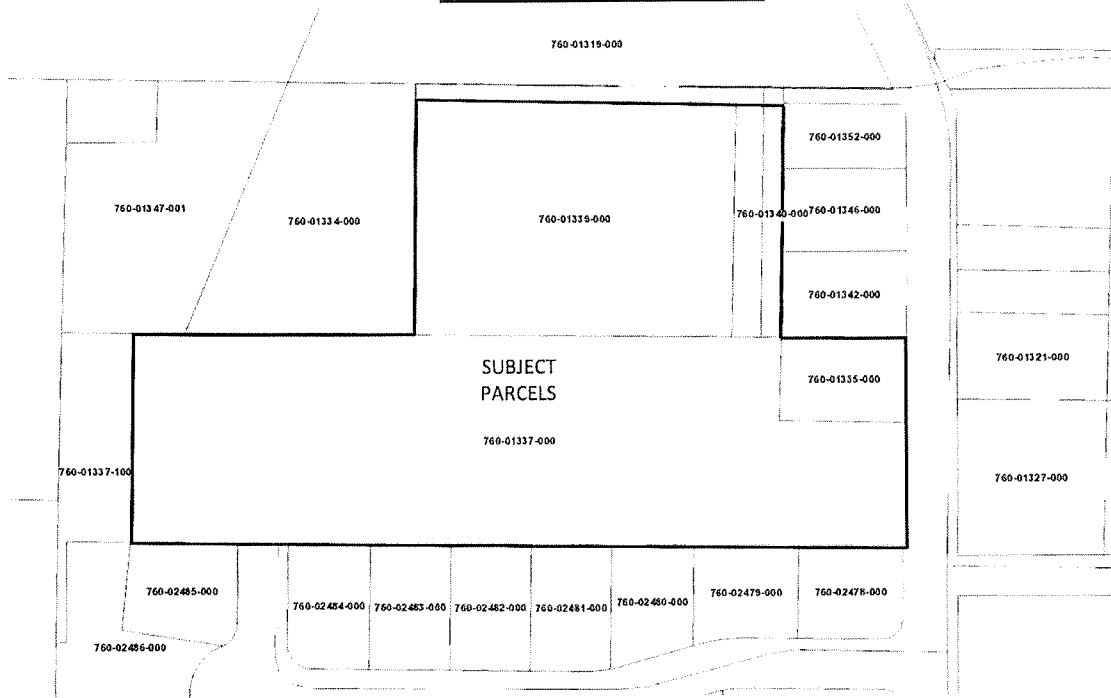
ADJACENT LAND OWNERS (PARCELS 760-01337-000, 760-01339-000, 760-01335-000, & 760-01340-000)

- 1) BRUCE, CHARLES ELLIS
407 W PINE ST
LONOKE, AR 72086-3141
PARCEL #760-02478-000
ZONED: R-1
- 2) ALLEN, CECELIA & JEFFREY
312 W RIDGEDALE DR
FARMINGTON, AR 72730-2517
PARCEL #760-02479-000
ZONED: R-1
- 3) HOBGOOD, CHRISTOPHER GALE & RACHEL RENEE
318 W RIDGEDALE DR
FARMINGTON, AR 72730
PARCEL #760-02480-000
ZONED: R-1
- 4) FALKNOR, DOUGLAS W & LISA DIANE
324 W RIDGEDALE DR
FARMINGTON, AR 72730-2517
PARCEL #760-02481-000
ZONED: R-1

- 5) RAMOS, RICHARD WILLIAMSON & JAMIE LYNN
330 W RIDGEDALE DR
FARMINGTON, AR 72730
PARCEL #760-02482-000
ZONED: R-1
- 6) O'BRIEN, BARBARA H
336 W RIDGEDALE DR
FARMINGTON, AR 72730-2517
PARCEL #760-02483-000
ZONED: R-1
- 7) JONES, JAMES DENNIS
342 W RIDGEDALE DR
FARMINGTON, AR 72730
PARCEL #760-01862-000
ZONED: R-1
- 8) COLLINS, DOTSON & VELMA MILDRED
76 DEBBIE RD
FARMINGTON, AR 72730-9549
PARCEL #760-02485-000
ZONED: R-1
- 9) TOOLEY, PHILLIP E & MARGARET E JOINT REVOCABLE TRUST
310 E ROGERS ST
FARMINGTON, AR 72730
PARCEL #760-02486-000
ZONED: R-1
- 10) BROCK VENTURES LLC
3561 W PROVIDENCE DR
FAYETTEVILLE, AR 72704
PARCEL #760-01337-100
ZONED: R-1
- 11) KAISER, NINA; HALL, LEONARD
PO BOX 27
FARMINGTON, AR 72730-0027
PARCEL #760-01904-000
ZONED: R-1
- 12) SCHERER, BLAZE
PO BOX 392
FARMINGTON, AR 72730
PARCEL #760-01334-000
ZONED: R-1

- 13) PARCS LLC
PO BOX 2175
LOWELL, AR 72745
PARCEL #760-01319-000
ZONED: C-1
- 14) PEACOCK, MONTGOMERY W & MELISSA S
97 N DOUBLE SPRINGS RD
FARMINGTON, AR 72730
PARCEL #760-01352-000
ZONED: R-1
- 15) LEGACY PROPERTIES LLC
PO BOX 605
FARMINGTON, AR 72730
PARCEL # 760-01346-000
ZONED: R-1
- 16) LEGACY PROPERTIES LLC
PO BOX 605
FARMINGTON, AR 72730
PARCEL # 760-01342-000
ZONED: R-1
- 17) STEWART, JOSEPH E & JENNIFER D
PO BOX 335
FARMINGTON, AR 72730-0335
PARCEL # 760-02283-000
ZONED: R-1
- 18) BUTTS, NANCY J
PO BOX 1201
FARMINGTON, AR 72730-1201
PARCEL #760-01327-000
ZONED: R-1

PARCEL MAP





**Bates &
Associates, Inc.**

Civil Engineering & Surveying

7230 S. Pleasant Ridge Dr / Fayetteville, AR 72704

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

November 5, 2018

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

RE: Engles Park Subdivision – Rezoning Legal Description (Washington County Parcels 760-01339-000, 760-01340-000, 760-01337-000, & 760-01335-000)

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE NORTH LINE OF SAID FORTY ACRE TRACT WHICH IS N88°14'59"W 150.03' FROM AN EXISTING NAIL MARKING THE NORTHEAST CORNER OF SAID FORTY TRACT AND RUNNING THENCE S02°25'57"W 249.38', THENCE S88°07'07"E 150.03' TO THE EAST LINE OF SAID FORTY ACRE TRACT, THENCE ALONG SAID EAST LINE S02°25'57"W 203.59', THENCE LEAVING SAID EAST LINE N88°06'30"W 798.00' TO AND ALONG THE NORTH LINE OF NORTH RIDGE SUBDIVISION, THENCE LEAVING SAID NORTH SUBDIVISION LINE N02°25'26"E 202.98', THENCE S87°43'26"E 57.32' TO AN EXISTING REBAR, THENCE S88°05'23"E 215.76' TO AN EXISTING REBAR, THENCE N04°23'37"E 225.23', THENCE S88°14'59"E 347.21', THENCE N02°25'57"E 24.48', THENCE S88°14'59"E 20.00' TO THE POINT OF BEGINNING, CONTAINING 5.65 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN DOUBLE SPRINGS ROAD AND WOLFE LANE RIGHTS-OF-WAY ON THE EAST AND NORTH SIDES OF HEREIN DESCRIBED PROPERTY AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.



**Bates &
Associates, Inc.**

Civil Engineering & Surveying

7230 Pleasant Ridge Dr. / Fayetteville, AR 72704

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

November 6, 2018

RE: Engles Park Subdivision – Preliminary Plat and Rezoning

To whom it may concern,

Bates & Associates, Inc. requests that the following notice be published in the Arkansas Democrat Gazette no later than Friday, November 9, 2018. Please provide us with an affidavit of publication when the notice has run.

NOTICE OF PUBLIC MEETING

An application for Preliminary Plat and Rezoning at the property described below has been filed with the City of Farmington on the 23rd Day of October, 2018.

Parcels 760-01339-000, 760-01340-000, 760-01337-000, & 760-01335-000:

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE NORTH LINE OF SAID FORTY ACRE TRACT WHICH IS N88°14'59"W 150.03' FROM AN EXISTING NAIL MARKING THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S02°25'57"W 249.38', THENCE S88°07'07"E 150.03' TO THE EAST LINE OF SAID FORTY ACRE TRACT, THENCE ALONG SAID EAST LINE S02°25'57"W 203.59', THENCE LEAVING SAID EAST LINE N88°06'30"W 798.00' TO AND ALONG THE NORTH LINE OF NORTH RIDGE SUBDIVISION, THENCE LEAVING SAID NORTH SUBDIVISION LINE N02°25'26"E 202.98', THENCE S87°43'26"E 57.32' TO AN EXISTING REBAR, THENCE S88°05'23"E 215.76' TO AN EXISTING REBAR, THENCE N04°23'37"E 225.23', THENCE S88°14'59"E 347.21', THENCE N02°25'57"E 24.48', THENCE S88°14'59"E 20.00' TO THE POINT OF BEGINNING, CONTAINING 5.65 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN DOUBLE SPRINGS ROAD AND WOLFE LANE RIGHTS-OF-WAY ON THE EAST AND NORTH SIDES OF HEREIN DESCRIBED PROPERTY AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

Layman's Description:

65 N Double Springs Road, Farmington, Arkansas.

The Applicant requests a Preliminary Plat for a Subdivision. The Applicant also requests a rezoning from the current R-1 district to R-3.

A public meeting to consider this request for variance at the above described property will be held on the 26nd day of November, 2018, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

Thank you, and please contact us if you have any questions or concerns.

Sincerely,

Geoffrey H. Bates, P.E.

Bates & Associates, Inc.



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

November 13, 2018

NOTICE OF PUBLIC HEARING

NOTE: Please disregard previous letter as the date of Public Hearing was incorrect. The correct date of the Planning Commission Meeting for these items is November 26, 2018.

Dear Adjacent Property Owner,

An Application for a Subdivision has been applied for by D&B of Northwest Arkansas, LLC and Bates & Associates, Inc. The proposed subdivision is located at 65 North Double Springs Road. The proposed development will contain 25 lots (24 Residential, 1 Detention), with required street, utility, and drainage improvements. Please see the attached Parcel Map for reference to where this proposed development will be located in relation to your property.

The current zoning of the property is R-1, Single-Family Residential. The developer is also requesting a Rezoning of the Subject Parcels to R-3, Zero Lot Line Single-Family Residential.

A hearing on the Application for the Subdivision as well as the Rezoning will be held by the Farmington Planning Commission on November 26 at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington Arkansas. All interested persons are invited to attend.

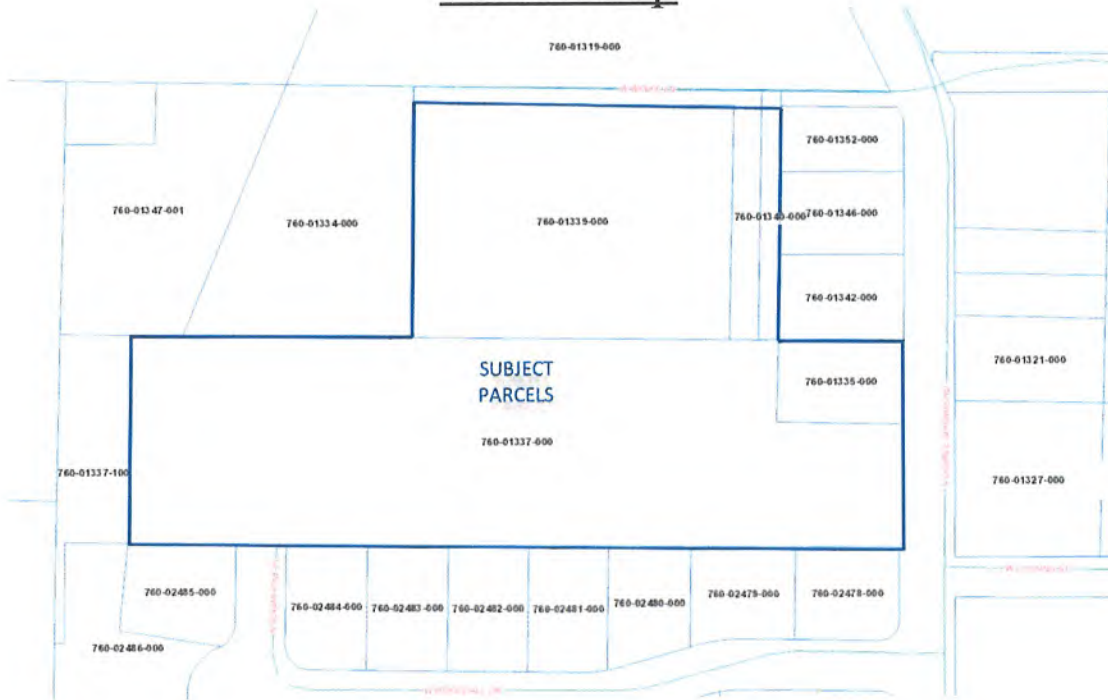
If you have any questions or require additional information, please feel free to contact me at your convenience.

Sincerely,

A handwritten signature in blue ink, appearing to read 'J. Young', is positioned above the typed name.

Jason Young
Project Manager
Bates & Associates, Inc.

Parcel Map



**NOTICE OF PUBLIC HEARING BEFORE
THE FARMINGTON PLANNING COMMISSION
ON AN APPLICATION TO REZONE PROPERTY**

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

65 N Double Springs Road, Farmington Arkansas

Location

D&B of Northwest Arkansas

Owned by

NOTICE IS HEREBY GIVEN THAT an application has been filed for REZONING of the above property from R-1 to R-3 .

A public hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main St. on November 26, 2018 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.

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BROCK VENTURES LLC
 3561 W PROVIDENCE DR
 FAYETTEVILLE, AR 72704

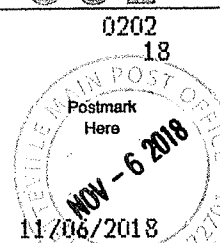
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 FARMINGTON, AR 72730

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 336 W RIDGEDALE DR
 FARMINGTON, AR 72730-2517

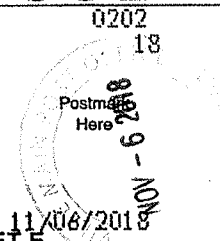
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 JOINT REVOCABLE TRUST
 310 E ROGERS ST
 FARMINGTON, AR 72730

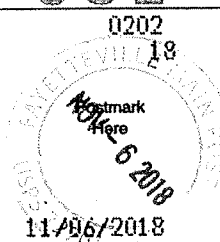
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\$6.70
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 & JAMIE LYNN
 330 W RIDGEDALE DR
 FARMINGTON, AR 72730

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0171 0000 0000 0000 0000

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COGLINS, DOTSON & VELMA MILDRED
76 DEBBIE RD
FARMINGTON, AR 72730-9649

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ALLEN, CECELIA & JEFFREY
312 W RIDGEDALE DR
FARMINGTON, AR 72730-2517

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SCHERER, BLAZE
PO BOX 392
FARMINGTON, AR 72730

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KAISER, WILMA; HALL, LEONARD
PO BOX 27
FARMINGTON, AR 72730-0027

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STEWART, JOSEPH E & JENNIFER D
PO BOX 335
FARMINGTON, AR 72730-0335

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LEGACY PROPERTIES LLC
PO BOX 605
FARMINGTON, AR 72730

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BUTTS, NANCY J
PO BOX 1201
FARMINGTON, AR 72730-1201

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PARCS LLC
PO BOX 2175
LOWELL, AR 72745

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LONOKE, AR 72086

OFFICIAL USE

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BRUCE, CHARLES ELLIS
407 W PINE ST
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 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.50

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FALKNER, DOUGLAS W & LISA DIANE
324 W RIDGEDALE DR
FARMINGTON, AR 72730-2517

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HOBGOOD, CHRISTOPHER GALE & RACHEL RENEE
318 W RIDGEDALE DR
FARMINGTON, AR 72730

PS Form 3800, April 2015 PSN 7530-020-9047 See Reverse for Instructions

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: Bates & Associates, Inc Day Phone: 479-442-9350
 Address: 7230 S. Pleasant Ridge Drive
Fayetteville, AR 72704 Fax: _____
 Representative: Geoffrey Bates Day Phone: _____
 Address: Same as Applicant Fax: _____
 Property Owner: D&B of Northwest Arkansas, Inc. Day Phone: 479-251-9400
 Address: 125 S. Sunbridge Dr
Fayetteville, AR 72703 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 -- 65 N Double Springs Road

Current Zoning -- R-1

Attach legal description

Financial Interests

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

D&B of Northwest Arkansas, 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.*

Geoffrey H. Bates Date 10/23/18
 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.)*

Mo Management LLC by R-18 Date 10/23/18
 Owner/Agent Signature

LSD/Subdivision Application Checklist:

	Yes	No	N/A, why?
1. Completed application form which includes: name and address of person preparing application, name and address of property owner, including written, notarized documentation to verify that the applicant has permission to locate on property, zoning district, size of property, postal address and tax parcel number.	✓		
2. Payment of application fee.	✓		
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.	✓		
4. Fifteen (15) copies of the site plan folded to a size of no greater than 10" X 10 ½ ".	✓		
5. List of adjacent property owners and copy of notification letter sent. *	✓		
6. White receipts from post office and green cards from registered letters (at least 7 days prior to the meeting).		✓	Will be provided by deadline
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).		✓	Will be provided by Deadline
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.	✓		
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. 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.	✓		
10. Status of regulatory permits:			✓
a. NPDES Storm water Permit			not needed
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	✓		

abutment, etc.			
12. Spot elevations at grade breaks along the flow line of drainage swales.	✓		
13. A general vicinity map of the project at a scale of 1" = 2000'	✓		
14. The location of all existing structures. Dimensions of buildings and setbacks from the building to property lines.		✓	no existing structures
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.	✓		
16. 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%.	✓		
17. Preliminary grading plan.	✓		
Existing Utilities and Drainage Improvements (Copy of the Drainage Criteria Manual can be obtained from the City of Farmington)			
1. Show all known on site and off-site existing utilities, drainage improvements and easements (dimensioned) and provide the structures, locations, types and condition and note them as "existing" on the plat.	✓		
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.		✓	no existing easements on-site
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		✓	no known overflow problems
4. If a septic system is to be utilized, note that on the plat. Show the location and test data for all percolation tests.		✓	sewer will be public
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.		✓	will be provided when available
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		✓	streets will not be placed under overhead facilities

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.)	✓		
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.		✓	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.	✓		
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.		✓	n/a
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.)		✓	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.	✓		
13. Finished floor elevation of existing and purposed structures.	✓		
14. Indicate location and type of garbage service (Large Scale		✓	n/a

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.		✓	none available at time of submittal
17. Draft POA agreements, if any.		✓	none available at time of submittal
18. A written description of requested variances and waivers from any city requirements.		✓	no variances or waivers requested
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.	✓		

**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.*



**Bates &
Associates, Inc.**

Civil Engineering & Surveying

7230 S. Pleasant Ridge Dr / Fayetteville, AR 72704

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

October 23, 2018

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

RE: Engles Park Subdivision – Preliminary Plat and Rezoning Project Letter

Dear City Staff,

D & B of Northwest Arkansas, and Bates & Associates, Inc, propose a Preliminary Plat and Rezone at 65 North Double Springs Road in Farmington, Arkansas. The subject Washington County Parcel Numbers are 760-01339-000, 760-01340-000, 760-01337-000, & 760-01335-000, totaling 5.51 acres before Right-of-Way Dedication. Access to the site will be off of North Double Springs Road.

The proposed development will consist of 24 single-family residential lots, plus one lot dedicated as a stormwater facility. The subject parcels are within City of Fayetteville Water and Sewer Department's service area. The proposed water main will tie into an existing 6" Asbestos-Cement water main located on the east side of Double Springs Road. The proposed sewer main will tie into an existing manhole on the west side of Double Springs Road, with an existing 8" sewer main running north from said manhole.

The Applicant also is requesting a rezoning of said parcels. The current zoning is R-1, Single-Family Residential. The Applicant requests that the parcels be rezoned to R-3, Zero Lot Line Single-Family Residential. The resulting density would be 5.29 units per acre.

Please contact Bates & Associates with any questions regarding this proposed development.

Sincerely,

Geoff Bates, P.E.



**Bates &
Associates, Inc.**

Civil Engineering & Surveying

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

November 6, 2018

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

RE: Engles Park Subdivision

Dear City Staff,

Please see the attached Parcel Map and list of Adjoining Property owners for the Engles Park Subdivision.

ADJACENT LAND OWNERS (PARCELS 760-01337-000, 760-01339-000, 760-01335-000, & 760-01340-000)

- 1) BRUCE, CHARLES ELLIS
407 W PINE ST
LONOKE, AR 72086-3141
PARCEL #760-02478-000
ZONED: R-1
- 2) ALLEN, CECELIA & JEFFREY
312 W RIDGEDALE DR
FARMINGTON, AR 72730-2517
PARCEL #760-02479-000
ZONED: R-1
- 3) HOBGOOD, CHRISTOPHER GALE & RACHEL RENEE
318 W RIDGEDALE DR
FARMINGTON, AR 72730
PARCEL #760-02480-000
ZONED: R-1
- 4) FALKNOR, DOUGLAS W & LISA DIANE
324 W RIDGEDALE DR
FARMINGTON, AR 72730-2517
PARCEL #760-02481-000
ZONED: R-1

- 5) RAMOS, RICHARD WILLIAMSON & JAMIE LYNN
330 W RIDGEDALE DR
FARMINGTON, AR 72730
PARCEL #760-02482-000
ZONED: R-1
- 6) O'BRIEN, BARBARA H
336 W RIDGEDALE DR
FARMINGTON, AR 72730-2517
PARCEL #760-02483-000
ZONED: R-1
- 7) JONES, JAMES DENNIS
342 W RIDGEDALE DR
FARMINGTON, AR 72730
PARCEL #760-01862-000
ZONED: R-1
- 8) COLLINS, DOTSON & VELMA MILDRED
76 DEBBIE RD
FARMINGTON, AR 72730-9549
PARCEL #760-02485-000
ZONED: R-1
- 9) TOOLEY, PHILLIP E & MARGARET E JOINT REVOCABLE TRUST
310 E ROGERS ST
FARMINGTON, AR 72730
PARCEL #760-02486-000
ZONED: R-1
- 10) BROCK VENTURES LLC
3561 W PROVIDENCE DR
FAYETTEVILLE, AR 72704
PARCEL #760-01337-100
ZONED: R-1
- 11) KAISER, NINA; HALL, LEONARD
PO BOX 27
FARMINGTON, AR 72730-0027
PARCEL #760-01904-000
ZONED: R-1
- 12) SCHERER, BLAZE
PO BOX 392
FARMINGTON, AR 72730
PARCEL #760-01334-000
ZONED: R-1

- 13) PARCS LLC
PO BOX 2175
LOWELL, AR 72745
PARCEL #760-01319-000
ZONED: C-1
- 14) PEACOCK, MONTGOMERY W & MELISSA S
97 N DOUBLE SPRINGS RD
FARMINGTON, AR 72730
PARCEL #760-01352-000
ZONED: R-1
- 15) LEGACY PROPERTIES LLC
PO BOX 605
FARMINGTON, AR 72730
PARCEL # 760-01346-000
ZONED: R-1
- 16) LEGACY PROPERTIES LLC
PO BOX 605
FARMINGTON, AR 72730
PARCEL # 760-01342-000
ZONED: R-1
- 17) STEWART, JOSEPH E & JENNIFER D
PO BOX 335
FARMINGTON, AR 72730-0335
PARCEL # 760-02283-000
ZONED: R-1
- 18) BUTTS, NANCY J
PO BOX 1201
FARMINGTON, AR 72730-1201
PARCEL #760-01327-000
ZONED: R-1



**Bates &
Associates, Inc.**

Civil Engineering & Surveying

7230 Pleasant Ridge Dr. / Fayetteville, AR 72704

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

November 6, 2018

RE: Engles Park Subdivision – Preliminary Plat and Rezoning

To whom it may concern,

Bates & Associates, Inc. requests that the following notice be published in the Arkansas Democrat Gazette no later than Friday, November 9, 2018. Please provide us with an affidavit of publication when the notice has run.

NOTICE OF PUBLIC MEETING

An application for Preliminary Plat and Rezoning at the property described below has been filed with the City of Farmington on the 23rd Day of October, 2018.

Parcels 760-01339-000, 760-01340-000, 760-01337-000, & 760-01335-000:

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE NORTH LINE OF SAID FORTY ACRE TRACT WHICH IS N88°14'59"W 150.03' FROM AN EXISTING NAIL MARKING THE NORTHEAST CORNER OF SAID FORTY TRACT AND RUNNING THENCE S02°25'57"W 249.38', THENCE S88°07'07"E 150.03' TO THE EAST LINE OF SAID FORTY ACRE TRACT, THENCE ALONG SAID EAST LINE S02°25'57"W 203.59', THENCE LEAVING SAID EAST LINE N88°06'30"W 798.00' TO AND ALONG THE NORTH LINE OF NORTH RIDGE SUBDIVISION, THENCE LEAVING SAID NORTH SUBDIVISION LINE N02°25'26"E 202.98', THENCE S87°43'26"E 57.32' TO AN EXISTING REBAR, THENCE S88°05'23"E 215.76' TO AN EXISTING REBAR, THENCE N04°23'37"E 225.23', THENCE S88°14'59"E 347.21', THENCE N02°25'57"E 24.48', THENCE S88°14'59"E 20.00' TO THE POINT OF BEGINNING, CONTAINING 5.65 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN DOUBLE SPRINGS ROAD AND WOLFE LANE RIGHTS-OF-WAY ON THE EAST AND NORTH SIDES OF HEREIN DESCRIBED PROPERTY AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

Layman's Description:

65 N Double Springs Road, Farmington, Arkansas.

The Applicant requests a Preliminary Plat for a Subdivision. The Applicant also requests a rezoning from the current R-1 district to R-3.

A public meeting to consider this request for variance at the above described property will be held on the 26nd day of November, 2018, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

Thank you, and please contact us if you have any questions or concerns.

Sincerely,

Geoffrey H. Bates, P.E.

Bates & Associates, Inc.



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

November 13, 2018

NOTICE OF PUBLIC HEARING

NOTE: Please disregard previous letter as the date of Public Hearing was incorrect. The correct date of the Planning Commission Meeting for these items is November 26, 2018.

Dear Adjacent Property Owner,

An Application for a Subdivision has been applied for by D&B of Northwest Arkansas, LLC and Bates & Associates, Inc. The proposed subdivision is located at 65 North Double Springs Road. The proposed development will contain 25 lots (24 Residential, 1 Detention), with required street, utility, and drainage improvements. Please see the attached Parcel Map for reference to where this proposed development will be located in relation to your property.

The current zoning of the property is R-1, Single-Family Residential. The developer is also requesting a Rezoning of the Subject Parcels to R-3, Zero Lot Line Single-Family Residential.

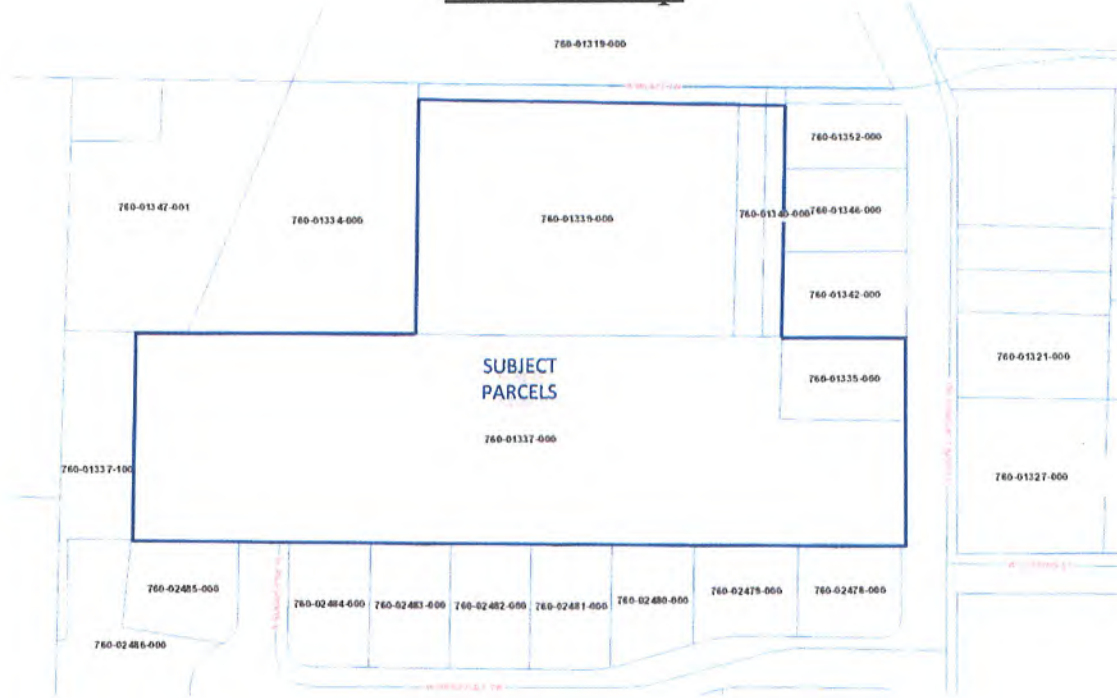
A hearing on the Application for the Subdivision as well as the Rezoning will be held by the Farmington Planning Commission on November 26 at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington Arkansas. All interested persons are invited to attend.

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

Sincerely,

Jason Young
Project Manager
Bates & Associates, Inc.

Parcel Map



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

Applicant: D & B of Northwest Arkansas, LLC

Date: November 5, 2018

Project Name: Engles Park Subdivision – Preliminary Plat

Engineer/Architect: Bates & Associates, Inc.

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

Representing: City of Farmington

Name: Christopher B. Brackett, P. E.

1. Note that the instructions above say that the technical plat comments must be addressed prior to re-submission, and that a narrative for each comment must also be submitted along with the revised plat.
2. Legal description does not match plat and omits a part of the subdivision.
3. Adjacent land owner information is incorrect.
4. Storm water permit is not needed at this time but will be required.
5. Drainage Report:
 - a. An increase in the post development flows will not be allowed. Move the point of analysis to a point downstream where Basin 1 and Basin 3 combine.
 - b. The post development Tc flow paths are shown incorrectly. The most likely grading from the house construction must be taken into account for these flow paths.

c. Wet Detention Pond must be fenced.

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

Applicant: D&B of Northwest Arkansas

Date: November 5, 2018

Project Name: Engles Park Subdivision

Engineer/Architect: Bates & Associates

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

Representing: City of Farmington Name: Melissa McCarville

Approval of the subdivision would be contingent on the rezoning approval.

1. Per ordinance the adjacent property owners must be notified prior to the planning commission meeting. Return receipts must be provided no less than 7 days prior to the meeting.
2. An ad must be placed in the paper a minimum of 15 days prior to the planning commission meeting. Proof of publication should be provided a minimum of 7 days prior to the meeting.
3. Engineering fees will continue to accrue throughout the project. All engineering fees incurred by the City will be reimbursed to the City by the developer.
4. The revised plan should be submitted by next Tuesday , November 13th at noon. The City requires 15 copies for planning commission. A revised copy and drainage plan should be delivered directly to Chris Brackett at his office.

Project Name: Engles Park Subdivision

Engineer/Architect: Bates & Associates, Inc.

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

Representing: City of Farmington
Landscape Ordinance Name: Judy Horne
jhorne923@gmail.com

Subdivision must include a neighborhood park or pay a fee in lieu of park. See attached portion of landscape ordinance (Article XII, pp 13-15)

Landscaping of Detention Pond - (See Article X A.)
Landscaping should enhance view of pond but ^{ALSO} consider visibility for safety of small children, when positioning plants & shrubs.
1) suggest fewer Adagio Maeden Hair grass since they grow 5'-6' tall and 3'-4' width.
2) perhaps include Dwarf Fountain Grass Pennisetum alopecuroides 'Hameln' which grows 2'-3' tall and 1'-2' wide. (See attached Photo)
3) suggest fewer Inkberry Holly which grows 6'-8' tall and 8'-10' width. Perhaps use dwarf variety such as 'Shamrock' 4' tall x 4' width or 'Compacta' 4'-6' tall x 4'-6' wide. They are both smaller Inkberry Holly.

Received By: _____

ARTICLE X. AUXILIARY LANDSCAPING/ SHIELDING/ SCREENING REQUIREMENTS

A. Detention Pond and Water Quality Pond Landscaping:

- (1) Several areas around detention pond shall be provided with low shrubs or grass plants for better appearance.
- (2) Pond landscaping plants or shrubs shall be of a type and variety that prevents clogged drains.

ARTICLE XII. DEDICATION AND LANDSCAPING OF NEIGHBORHOOD PARKS

Pages 13 - 15

- A. **Purpose.** Parks provide health and wellness through recreational opportunities, social engagement, neighborhood community building, nature education; parks increase neighborhood and city property values and contribute to overall quality of life.
- B. **Ratios for Dedication.** Developers of residential developments shall dedicate, in perpetuity, to the City of Farmington land area, exclusive of streets, for a park and/or trails within the development. Land shall be dedicated at a ratio of .02 acre (870 sq. ft.) of land for each single-family dwelling unit and .01 acre (435 sq. ft.) of land for each multi-family dwelling unit.
- C. **Fee Payment In Lieu of Land Conveyance.** In lieu of land dedication, developer shall contribute to the Farmington City Parks and Trails Development Fund \$600.00 for each single-family unit and \$300.00 for each multi-family unit. The City shall review the designated fees every two (2) years and make adjustment suggestions to the City Council.
- D. **Timetable for Land Dedication.** Dedication of land must be made before the city signs the final plat or building permit is issued for the development. Deeded land is dedicated park land and is not subject to any right of reversion or refund.
- E. **Timetable for cash dedication.** Intention for cash payment shall be included in the development agreement and paid prior to the City's signature of, and release of, the final plat. For subdivisions that do not require a development agreement, the cash dedication shall be paid before the City releases the signed approval of the subdivision for recording.
- F. **Location of Park.** The most suitable location for park may be determined by developer but dedicated park land shall be contiguous and shall be dedicated in perpetuity. Land, when dedicated, shall be shown on preliminary and final plats and on Site Plan and Landscaping Plan.
- G. **Small Land Area.** When a proposed park dedication calculation is too small in area to provide an open space of suitable size and character, the Planning Commission may require dedicated land to be located next to open spaces or dedicated park land in adjacent development areas, so the combined land areas create park area of adequate size.
- 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.

- J. **Use of Fees.** Cash contributions for parks shall be deposited in the Farmington City Parks and Trails Development Fund and shall only be used for park or trail acquisition, development, or maintenance, as determined by the City based on the City of Farmington Master Trail and Park Plan. The Financial Officer of the City of Farmington shall maintain financial records of fees received and expenditures made.
- K. **Park Naming Rights.** Developer shall have naming rights for the park, subject to the approval of the Planning Commission.
- L. **Appropriate landscaping materials.** Developer shall make every effort to preserve existing healthy native trees eight inch (8") diameter or larger; Unique Specimen Trees; and native shrubs and other vegetation located in the proposed park area. Additional landscaping materials especially suited to Zone 6A are listed in ARTICLE XV. HARDY, DROUGHT-TOLERANT SHRUBS, GRASSES, TREES, AND EVERGREEN. In addition, perennial flowers, perennial ornamental grasses, and bulb-flowers may be planted.
- M. **Required Essential Landscaping and Infrastructure.**
 - (1) Community green space with bench seating (Minimum of two benches)

(List of Park landscaping options continue on Page 15)

Dwarf Fountain Grass – Pennisetum alopecuroides ‘Hamlen

2-3 ft tall, 1-2 ft wide, Moderate Growth rate

Full sun to Part shade, Great for borders and container gardening.

Attractive grass highlighted by fluffy, buff-colored plumes arching above foliage. Terrific contrast used among shrubs or as a backdrop in a perennial bed. Foliage turns golden-russet in fall. Perennial. Landscapers love it.



3 Hamlen Grass in 4 inch Containers/ Dwarf Fountain Grass--one plant per pot, 3 pots of plants per order

\$15.95

[Ask a question](#)

Quantity

1

Date: 11/01/2018

City: FARMINGTON

Subdivision Name: ENGLS PARK SUBD.

General Comments:

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 11. Please contact Ozarks Electric when construction begins on subdivision and again when construction is within three months of completion.
- Wes Mahaffey At (479)263-2167 or wmahaffey@ozarksecc.com

Additional Comments:

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: D & B of Northwest Arkansas, LLC

Date: November 5, 2018

Project Name: Engles Park Subdivision – Preliminary Plat

Engineer/Architect: Bates & Associates, Inc.

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

Representing: City of Farmington

Name: Christopher B. Brackett, P. E.

1. Note that the instructions above say that the technical plat comments must be addressed prior to re-submission, and that a narrative for each comment must also be submitted along with the revised plat. the following in blue will be the narrative
2. Legal description does not match plat and omits a part of the subdivision. Legal corrected & sent
3. Adjacent land owner information is incorrect. corrected to Melissa
4. Storm water permit is not needed at this time but will be required. Understood, we will send you a copy of the NOI and SWPPP
5. Drainage Report:
 - a. An increase in the post development flows will not be allowed. Move the point of analysis to a point downstream where Basin 1 and Basin 3 combine. Point of analysis moved and no
 - b. The post development Tc flow paths are shown incorrectly. The most likely grading from the house construction must be taken into account for these flow increase shown paths. Tc revised to my best assumption of where the runoff will go

c. Wet Detention Pond must be fenced.

Pond is not wet and will be sodded

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: D&B of Northwest Arkansas

Date: November 5, 2018

Project Name: Engles Park Subdivision

Engineer/Architect: Bates & Associates

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

Representing: City of Farmington Name: Melissa McCarville

Approval of the subdivision would be contingent on the rezoning approval.

1. Per ordinance the adjacent property owners must be notified prior to the planning commission meeting. Return receipts must be provided no less than 7 days prior to the meeting. adjacent property owners notified
2. An ad must be placed in the paper a minimum of 15 days prior to the planning commission meeting. Proof of publication should be provided a minimum of 7 days prior to the meeting. add was placed in the paper and copy sent to city
3. Engineering fees will continue to accrue throughout the project. All engineering fees incurred by the City will be reimbursed to the City by the developer. developer is aware
4. The revised plan should be submitted by next Tuesday , November 13th at noon. The City requires 15 copies for planning commission. A revised copy and drainage plan should be delivered directly to Chris Brackett at his office.

14 sets of plans submitted to city and one copy plus drainage report submitted to Brackett's office

Project Name: Engles Park Subdivision

Engineer/Architect: Bates & Associates, Inc.

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

Representing: City of Farmington
Landscape Ordinance Name: Judy Horne
jhorne923@gmail.com

Subdivision must include a neighborhood park or pay a fee in lieu of park. See attached portion of landscape ordinance (Article XII, pp 13-15)

developer will pay a fee in lieu

Landscaping of Detention Pond - (See Article X A.)

Landscaping should enhance view of pond but ^{ALSO} consider visibility for safety of small children, when positioning plants & shrubs.

1) Suggest fewer Adagio Maeden Hair grass since they grow 5'-6' tall and 3'-4' width.

2) Perhaps include Dwarf Fountain Grass Pennisetum alopecuroides 'Hameln' which grows 2'-3' tall and 1'-2' wide. (See attached photo)

3) Suggest fewer Inkberry Holly which grows 6'-8' tall and 8'-10' width. Perhaps use dwarf variety such as 'Shamrock' 4' tall x 4' width or 'Compacta' 4'-6' tall x 4'-6' wide. They are both smaller Inkberry Holly.

Received By: landscaped revised per all comments above.

ARTICLE X. AUXILIARY LANDSCAPING/ SHIELDING/ SCREENING REQUIREMENTS

A. Detention Pond and Water Quality Pond Landscaping:

- (1) Several areas around detention pond shall be provided with low shrubs or grass plants for better appearance.
- (2) Pond landscaping plants or shrubs shall be of a type and variety that prevents clogged drains.

landscaping was added around the detention pond. the pond does NOT hold water.

ARTICLE XII. DEDICATION AND LANDSCAPING OF NEIGHBORHOOD PARKS

Pages 13 - 15

- A. **Purpose.** Parks provide health and wellness through recreational opportunities, social engagement, neighborhood community building, nature education; parks increase neighborhood and city property values and contribute to overall quality of life.
- B. **Ratios for Dedication.** Developers of residential developments shall dedicate, in perpetuity, to the City of Farmington land area, exclusive of streets, for a park and/or trails within the development. Land shall be dedicated at a ratio of .02 acre (870 sq. ft.) of land for each single-family dwelling unit and .01 acre (435 sq. ft.) of land for each multi-family dwelling unit.
- C. **Fee Payment In Lieu of Land Conveyance.** In lieu of land dedication, developer shall contribute to the Farmington City Parks and Trails Development Fund \$600.00 for each single-family unit and \$300.00 for each multi-family unit. The City shall review the designated fees every two (2) years and make adjustment suggestions to the City Council.
- D. **Timetable for Land Dedication.** Dedication of land must be made before the city signs the final plat or building permit is issued for the development. Deeded land is dedicated park land and is not subject to any right of reversion or refund.
- E. **Timetable for cash dedication.** Intention for cash payment shall be included in the development agreement and paid prior to the City's signature of, and release of, the final plat. For subdivisions that do not require a development agreement, the cash dedication shall be paid before the City releases the signed approval of the subdivision for recording.
- F. **Location of Park.** The most suitable location for park may be determined by developer but dedicated park land shall be contiguous and shall be dedicated in perpetuity. Land, when dedicated, shall be shown on preliminary and final plats and on Site Plan and Landscaping Plan.
- G. **Small Land Area.** When a proposed park dedication calculation is too small in area to provide an open space of suitable size and character, the Planning Commission may require dedicated land to be located next to open spaces or dedicated park land in adjacent development areas, so the combined land areas create park area of adequate size.
- 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.

- J. **Use of Fees.** Cash contributions for parks shall be deposited in the Farmington City Parks and Trails Development Fund and shall only be used for park or trail acquisition, development, or maintenance, as determined by the City based on the City of Farmington Master Trail and Park Plan. The Financial Officer of the City of Farmington shall maintain financial records of fees received and expenditures made.
- K. **Park Naming Rights.** Developer shall have naming rights for the park, subject to the approval of the Planning Commission.
- L. **Appropriate landscaping materials.** Developer shall make every effort to preserve existing healthy native trees eight inch (8") diameter or larger; Unique Specimen Trees; and native shrubs and other vegetation located in the proposed park area. Additional landscaping materials especially suited to Zone 6A are listed in ARTICLE XV. **HARDY, DROUGHT-TOLERANT SHRUBS, GRASSES, TREES, AND EVERGREEN.** In addition, perennial flowers, perennial ornamental grasses, and bulb-flowers may be planted.
- M. **Required Essential Landscaping and Infrastructure.**

- (1) Community green space with bench seating (Minimum of two benches)

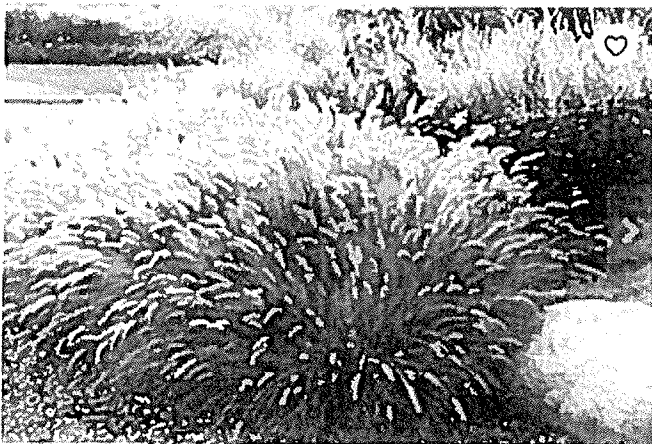
(List of Park landscaping options continue on Page 15)

Dwarf Fountain Grass – Pennisetum alopecuroides ‘Hamlen

2-3 ft tall, 1-2 ft wide, Moderate Growth rate

Full sun to Part shade, Great for borders and container gardening.

Attractive grass highlighted by fluffy, buff-colored plumes arching above foliage. Terrific contrast used among shrubs or as a backdrop in a perennial bed. Foliage turns golden-russet in fall. Perennial. Landscapers love it.



3 Hamlen Grass in 4 inch Containers/ Dwarf Fountain Grass--one plant per pot, 3 pots of plants per order

\$15.95

[Ask a question](#)

Quantity

1

Date: 11/01/2018

City: FARMINGTON

Subdivision Name: ENGLS PARK SUBD.

We have been working with ozarks and have added there required info.

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