



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

PLANNING COMMISSION AGENDA

December 18, 2023

**A meeting of the Farmington Planning Commission will be held on
Monday December 18, 2023, at 6:00 p.m. at City Hall
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes –November 27, 2023
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 limited to three minutes per person.

1. **PUBLIC HEARINGS**

- A. **Large Scale Development – Brand New Church**
Property owned by: Bates & Associates
Property Location: 700 W. Main Street
Presented by: Bates & Associates

Planning Commission Minutes
November 27, 2023 at 6 PM

1. **ROLL CALL** – The meeting was called to order by Chair Robert Mann. A quorum was present.

PRESENT

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

ABSENT

City Employees Present: Melissa McCarville, City Business Manager; Jay Moore, City Attorney; Rick Bramall, City Building Inspector; Chris Brackett, City Engineer; Bill Hellard, Fire Chief;

2. **Approval of Minutes:** The October 23, 2023, minutes were approved as written.

Chairman Robert Mann stated that agenda item 4 B, the Large-Scale Development for Brand New Church had been removed from the agenda, but will be on the December agenda. He offered those present the chance to speak about this item, but they preferred to return in December.

3. **Comments from Citizens:**

Phyllis Young - 546 Goose Creek: Ms. Young said that two meetings ago she had made some statements about some people that work for the city. She said if she said something detrimental, she had proof of it; she would like to have had some consideration from the city.

She mentioned again that the new subdivision to the east side of her land is flooding, causing damage and erosion with drainage pipes directed right at her property. She noted that Chapter 4 in the EMP, (Erosion Control Manual) page 82, that the City is supposed to go by, states that the detention pond should be used in locations where discharge from it will not exacerbate any erosion downstream. However, the flow downstream is eroding her land tremendously. Ms. Young said she had all the rocks in the valley picked up, but now because of the flooding, rocks are everywhere. She can't brush hog because the rocks tear up her equipment. The water flow is of a much greater quantity and velocity than it ever was before. The water carries trash, debris and chemicals downstream to the creek on her property and to the Illinois River and it is not good for the cattle or the environment. She further noted that the water flow from the subdivision is washing away all the topsoil from the roots of the trees, which will cause them to die due to lack of nutrients. Ms. Young stated that if she heard correctly, the City Attorney had said commissioners could come look at her situation, without making any comments about it. She said she would greatly appreciate it if they would come and look at it.

Having no further comments, Chairman Robert Mann closed the floor for public comments.

Public Hearings:

4A. Rezoning – From R-1 to C-2, Property owned by Eagle Holdings, LLC. Location –141 & 149 White Street, Presented by Keith Marrs

Keith Marrs said he owns properties just behind Hwy 62 on White Street. They are a church, a parsonage and one other property. They join property he owns on Highway 62 Main Street. His request is to re-zone his White Street properties to C-2. He has had one franchise business look at it and thinks it will be a good business location right in the middle of town. The gentleman who owns the property to the east of his property also wishes to rezone but didn't get his materials turned in on time for this meeting. The owner had bought a renovated house which once was the old Masonic Lodge.

City Business Manager Melissa McCarville stated that the new Land Use Plan indicates commercial zoning for White Street.

City Attorney Jay Moore said the requested rezoning fits City legal requirements and Land Use Plan.

Mr. Marrs was asked if anyone in the area had contacted him, and he said they had not. Melissa McCarville said one person had contacted her and they just didn't want it to be a parking lot and she said she felt strongly it would not be.

There was no public comment and no questions. Request to rezone the properties was approved by unanimous vote.

4B. Large Scale Development - Request for re-scheduling to December, 2023 for The Brand New Church.

Removed from Agenda by owners, as previously noted.

4C. Request for time extension of the approved Large-Scale Development for Splash Carwash.

Tanner Freeman of Collier Development said they were simply asking for an extension of the approved plans for Splash Carwash. They had some other projects going on at the same time and needed more time to get this one started. He said their plan is to get started the first quarter of next year.

Chris Brackett read his recommended conditions for approval as follows:

“The Large-Scale Development for the Splash Car Wash has been reviewed and it is my opinion that the Planning Commission's approval should be conditional on the following comments.

1. Both drives onto Highway 62 will have right turn only exits. A physical barrier acceptable to ArDOT will be required at these exits.
2. The fire flow, fire hydrant and fire lane locations must be reviewed and approved by the Farmington Fire Department prior to construction plan approval.
3. The water and sewer improvements must be reviewed and approved by the City of Fayetteville Engineering Department and the Arkansas Department of Health prior to construction plan approval.
4. Submit two (2) copies of the filed easement plat prior to construction plan approval. A copy of the proposed easement plat shall be submitted to KMS for review and approval prior to signatures.
5. A sign permit will be required for the construction of any signage for this project.
6. A completed Grading Permit Application and fee must be submitted to the City prior to final approval of the construction plans. A preconstruction conference will be required prior to any grading on the site. The owner, their engineering consultant, and the

contractor responsible for the best management practices will be required to attend this conference.

7. After a final review set of plans and drainage report have been approved by KMS, the applicant shall submit to the City one (1) set of the full-size plans and three (3) sets of the half size plans, and one (1) copy of the final drainage report that have all been sealed by the engineer of record for final approval and distribution.”

Mr. Freeman stated that the memo dated November 27, 2023, is the exact memo that was given to them originally and they agree with all comments. Philip Lewis of Philip Lewis Engineering said they are closing out two projects in Bentonville and therefore are ready to begin this one.

Howard Carter verified that this car wash sales tax would add to the City’s sales tax. City Attorney Jay Moore said yes. Chairman Robert Mann said that they are asking for an extension; the carwash itself has already been approved.

After lengthy discussion about how long the extension should be and whether it could be extended again at a later date, Chad Ball moved to limit extension of this proposed Large Scale Development to six months. Keith Macedo seconded the motion which was approved by unanimous vote.

Bobby Wilson asked if there was any way at this stage to make an opening between Arvest and the carwash. Jay Moore said that at the original hearing, Arvest was very much against this out of concern for their customer traffic. So, legally Mr. Moore did not think the Commission could require that change.

Keith Macedo said he remembers a conversation about drive approaches and that Arkansas Department of Transportation was in control, and we made plans and said that ARDOT had to approve it. Phillip Lewis said that ARDOT did approve it as Commission requested.

Melissa McCarville said that at this point we are only hearing about is the extension of the existing project that we have already approved.

Chad Ball said a lot has happened since it was approved a year ago and wasn’t sure he was supportive of letting the extension go forward. He wanted to bring it back before the group and have public comments.

Bobby Wilson asked if the City does not have a connectivity requirement in one of our ordinances? Melissa McCarville said the City does not.

Chairman Mann mentioned that this proposed extension is to build what has already been approved. He had heard that they had changed their mind and thought about putting something else there. He said this is only for the car wash and nothing else. Mr. Freeman agreed that this is for the extension of the approved plans for car wash for the City of Farmington.

City Attorney Jay Moore said that if the commission was ready to make a motion to extend it to six months the next step is to get the construction plans and grading permit approved by the City Engineer and that should be in the motion to extend six months.

Chairman Mann called for question to extend the time limit to six months from this date for Splash Car Wash, also remaining subject to the recommended conditions of Chris Brackett’s memo dated November 27, 2023.

There was no public comment and no questions from citizens.

Upon roll call vote, the motion passed 6 Yes and 1 No vote. Chad Ball voted No.

Bobby Wilson moved to change the December meeting from December 26th to December 18th. Keith Macedo seconded the motion which passed unanimously.

Keith Macedo asked Chairman Mann for a list of items that the Commission had not accomplished this past year 2023. Chairman Mann said he would send the list by email to all commissioners.

Adjournment: Having no further business, Gerry Harris moved to adjourn, seconded by Bobby Wilson. Motion was approved, and meeting was adjourned.

Judy Horne, Secretary

Robert Mann, Chair

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: Brand New Church Day Phone: 888-391-2262
 Address: 271 W. Main Street
Farmington, AR 72730 Fax: _____
 Representative: Bates and Associates, Inc. Day Phone: 479-442-9350
 Address: 7230 S. Pleasant Ridge Dr
Fayetteville, AR 72704 Fax: _____
 Property Owner: _____ Day Phone: _____
 Address: _____ Fax: _____

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

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

For office use only:

Fee paid \$	Date	Receipt #

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

Property Description
 Site Address -- 700 W. Main Street, Farmington AR 72730
 Current Zoning -- C-2
 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.*

 Date 10-23-23
 Applicant Signature

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

_____ Date _____
 Owner/Agent Signature

LSD/Subdivision Application Checklist:

	Yes	No	N/A, why?
1. Completed application form which includes: name and address of person preparing application, name and address of property owner, including written, notarized documentation to verify that the applicant has permission to locate on property, zoning district, size of property, postal address and tax parcel number.	X		
2. Payment of application fee.	X		
3. A descriptive statement of the objective(s) for the new facility or material modification and the need for the type of facility and/or capacity requirements.			
4. Fifteen (15) copies of the site plan folded to a size of no greater than 10" X 10 ½ ".	X		
5. List of adjacent property owners and copy of notification letter sent. *	X		
6. White receipts from post office and green cards from registered letters (at least 7 days prior to the meeting).		X	Have not mailed yet
7. Proof of publication of public hearing notice, should be published a minimum of 15 days prior to planning commission meeting (proof must be provided at least 7 days prior to the meeting).		X	Have not mailed yet
The Following Shall Appear on the Site Plan:			
1. Names, addresses and telephone numbers of the record owners, applicant, surveyor, architect, engineer and person preparing the plat.	X		
2. Names, addresses and property lines and zoning of all property owners adjacent to the exterior boundaries of the project including across streets and rights of way shall be located at the general location of their property.*	X		
3. North arrow, graphic scale, acreage, date of preparation, zoning classification and proposed use.	X		
4. Complete and accurate legend.	X		
5. Title block located in the lower right hand corner indicating the name and type of project, scale, firm or individual preparing drawings, date and revision.	X		
6. Note regarding wetlands determination, if any. Note if Army Corps of Engineers determination is in progress.	X		
7. Written legal description. (If the project is in more than one tract the legal for each individual tract must be provided.)	X		
8. P.O.B. from a permanent well-defined reference point, P.O.B. must be clearly labeled.	X		
9. Clear representation of the FEMA Designated 100-year Floodplain and or Floodway and base flood elevations. Reference the FIRM panel number and effective date and the Corps of Engineers Flood Hazard Study.	X		No floodplain on site
10. Status of regulatory permits:			
a. NPDES Storm water Permit		X	Under 5 acres disturbed
b. 404 Permit		X	No applicable
c. Other		X	
11. Provide a benchmark, clearly defined with a precision of 1/100 th of a foot. This benchmark must be tied to NAVD 88 datum; Benchmarks include but are not limited to, the following: fire hydrant, manhole rim, drainage structure	X		

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

approximate change in the grade for the proposed street.			
7. The width, approximate locations and purposes of all proposed easements or rights-of-way for utilities, drainage, sewers, flood control, ingress/egress or other public purposes within and adjacent to the project.	X		
Proposed and Existing Streets, Rights-of –way and Easements			
1. The location, widths and names (avoid using first names of people for new streets) of all existing and proposed streets, allies, paths and other rights-of-way, whether public or private within and adjacent to the project; private easements within and adjacent to the project; and the centerline curve data; and all curb return radii. Private streets shall be clearly identified and named.	X		
2. A layout of adjoining property sufficient detail to show the affect of proposed and existing streets (including those on the master street plan), adjoining lots and off-site easements. This information can be obtained from the Master Street Plan.	X		
3. The location of all existing and proposed street lights (at every intersection, cul-de-sac and every 300 feet, and associated easements to serve each light.)	X		
Site Specific Information			
1. Provide a note describing any off site improvements.	X		
2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project.		X	not aware of any
3. The location of known existing or proposed ground leases or access agreements, if known. (e.g. shared parking lots, drives, areas of land that will be leased.)		X	not aware of any
4. The location of all known potentially dangerous areas, including areas subject to flooding, slope stability, settlement, excessive noise, previously filled areas and the means of mitigating the hazards (abatement wall, signage, etc.)	X		none apparent
5. The boundaries, acreage and use of existing and proposed public area in and adjacent to the project. If land is to be offered for dedication for park and recreation purposes it shall be designated.	X		
6. For large scale residential development, indicate the use and list in a table the number of units and bedrooms.		X	
7. For non-residential use, indicate the gross floor area and if for multiple uses, the floor area devoted to each type of use. (Large Scale Developments only.)	X		
8. The location and size of existing and proposed signs, if any.	X		
9. Location and width of curb cuts and driveways. Dimension all driveways and curb cuts from side property line and surrounding intersections.	X		
10. Location, size, surfacing, landscaping and arrangement of parking and loading areas. Indicate pattern of traffic flow; include a table showing required, provided and handicapped accessible parking spaces. (Large Scale Developments only.)	X		
11. Location of buffer strips, fences or screen walls, where required (check the zoning ordinance).	X		
12. Location of existing and purposed sidewalks.	X		
13. Finished floor elevation of existing and purposed structures.	X		
14. Indicate location and type of garbage service (Large Scale	X		

Developments only.) Dimension turnaround area at dumpster location.	X		
15. A description of commonly held areas, if applicable.		X	not applicable
16. Draft of covenants, conditions and restrictions, if any.		X	not applicable
17. Draft POA agreements, if any.		X	not applicable
18. A written description of requested variances and waivers from any city requirements.		X	not aware of any at this time
19. Show required building setbacks for large scale developments. Provide a note on the plat of the current setback requirements for the subdivision. A variance is necessary from the Board of Adjustment for proposed setbacks less than those set forth in the zoning district.	X		
20. Preliminary drainage plan as required by the consulting engineer.	X		

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

NOTICE OF PUBLIC HEARING

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

PLACE LEGAL DESCRIPTION OF PROPERTY HERE

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

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

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

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

Location

Owned by

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

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



BATES

Engineers · Surveyors

7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
PH: (479) 442-9350 / batesnwa.com

November 27th, 2023

RE: Brand New Church – Farmington AR

To whom it may concern,

Bates & Associates, Inc. requests that the following notice be published in the Arkansas Democrat Gazette no later than Sunday, December 3rd, 2023, Please provide us with an affidavit of publication when the notice has run.

NOTICE OF PUBLIC MEETING

An application for Large Scale Development at the property described below has been filed with the City of Farmington on the 23rd day of October 2023.

LEGAL DESCRIPTION (PARCEL #760-01916-800):

A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARER OF SECTION 27, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING ROD WHICH IS S02°50'42"W 150.15' FROM A CONCRETE MONUMENT MARKING THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S02°21'21"W 713.69' TO AN EXISTING ALUMINUM MONUMENT ON THE NORTH RIGHT-OF-WAY OF U.S. HIGHWAY #62, THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING: S60°28'58"W 245.70' TO AN EXISTING ALUMINUM MONUMENT, S55°59'50"W 205.43', S42°06'22"W 51.69', THENCE LEAVING SAID RIGHT-OF-WAY N02°12'34"E 1001.95' TO AN EXISTING ROD, THENCE S88°03'52"E 409.71' TO THE POINT OF BEGINNING, CONTAINING 7.93 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

Layman's Description:

700 W Main St
FARMINGTON, AR 72730

A public meeting to consider this application for Large Scale Development at the above-described property will be held on the 18th day of December, 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.

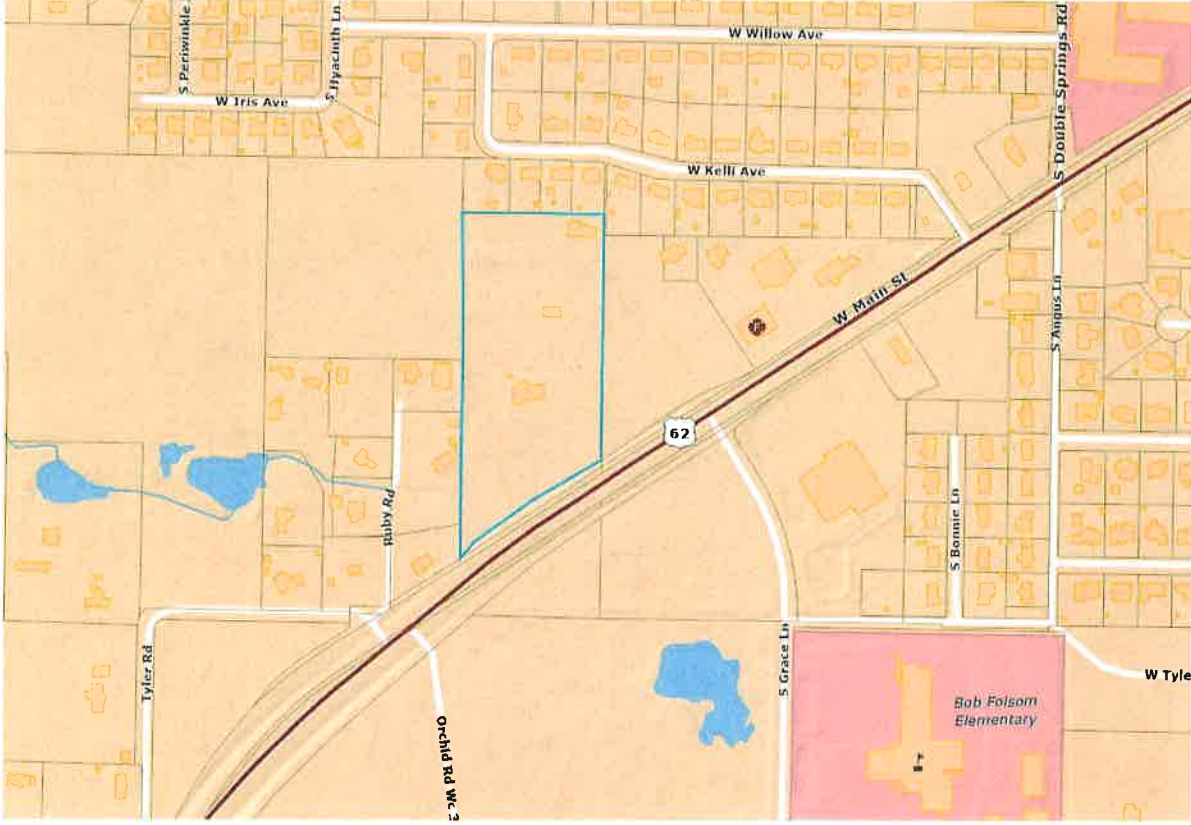
NOTICE OF PUBLIC HEARING

A petition for Large Scale Development for the property as described below has been filed with the City of Farmington on the 23rd day of October 2023.

OVERALL LEGAL DESCRIPTION (PARCEL #760-01916-800):

A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARER OF SECTION 27, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING ROD WHICH IS S02°50'42"W 150.15' FROM A CONCRETE MONUMENT MARKING THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S02°21'21"W 713.69' TO AN EXISTING ALUMINUM MONUMENT ON THE NORTH RIGHT-OF-WAY OF U.S. HIGHWAY #62, THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING: S60°28'58"W 245.70' TO AN EXISTING ALUMINUM MONUMENT, S55°59'50"W 205.43', S42°06'22"W 51.69', THENCE LEAVING SAID RIGHT-OF-WAY N02°12'34"E 1001.95' TO AN EXISTING ROD, THENCE S88°03'52"E 409.71' TO THE POINT OF BEGINNING, CONTAINING 7.93 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

A public hearing to consider this application for Large Scale Development will be held on the 18th day of December 2023, at six o'clock p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.



Parcel Location

File# 2020-00047275

This Instrument prepared by:
D. Joel Kurtz
Attorney at Law
Williams Law Firm
100 W Main, Gentry, AR 72734
(479) 736-8800

WARRANTY DEED

2017890-106 WACO

KNOW ALL MEN BY THESE PRESENTS:

That Vickie M. Darnell, an unmarried person, surviving spouse of James A. Darnell, Jr. ("Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto Avance Business Solutions, Inc., an Oklahoma Corporation ("Grantee"), the following described lands situated in the County of Washington, State of Arkansas:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A".

Subject to any restrictions, conditions, covenants, rights of way, and easements now of record.

To have and to hold the same unto the said Grantee and unto its successors and assigns forever, with all tenements, appurtenances and hereditaments thereunto belonging.

And Grantor hereby covenants with said Grantee that Grantor will forever warrant and defend the title to the said lands against all claims whatsoever.

IN WITNESS WHEREOF, the name of Grantor is hereunto affixed as of this 22 day of Dec, 2020

Vickie M. Darnell
Vickie M. Darnell

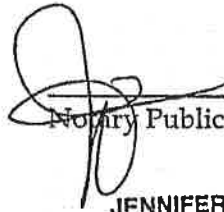
Please see the attached Real Property Transfer Tax Affidavit of Compliance for proof of tax paid and the required documentary stamps or documentary symbol.

ACKNOWLEDGMENT

STATE OF ARKANSAS)
) ss.
COUNTY OF WASHINGTON)

On this day personally before me, a Notary Public, duly commissioned, qualified and acting, within and for this County and State, appeared the within named Vickie M. Darnell, to me personally well known (or satisfactorily proven to be such person), who stated and acknowledged that she had so signed, executed and delivered the foregoing Warranty Deed for the consideration, uses, and purposes therein mentioned and set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 22 day of Dec, 2020



Notary Public

JENNIFER STEWART
NOTARY PUBLIC, ARKANSAS
WASHINGTON COUNTY
Commission #12378169
My Commission Expires 08/19/2030

My commission expires: _____

Mail Tax Statement to:

RTC 20-61466T

EXHIBIT "A"

A part of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 27, Township 16 North, Range 31 West of the Fifth Principal Meridian, Washington County, Arkansas, and being more particularly described as follows, to-wit: Beginning at a point which is South 150 feet from the Northeast corner of said forty acre tract; thence N89°59'W 409.66 feet; thence South 999.83 feet to the right of way of Highway 62 West; thence with said right of way N56°30'09"E 491.25 feet; thence leaving said right of way North 728.59 feet to the point of beginning, and containing 8.12 acres, more or less, and subject to that portion which may lie in Highway 62 to the South and to all other easements of record.

LESS AND EXCEPT

Part of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 27, Township 16 North, Range 31 West, Washington County, Arkansas, more particularly described as follows: Starting at a $\frac{5}{8}$ " rebar being used as the center quarter corner of Section 27; thence N02°27'26"E along the East line of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 27 a distance of 445.65 feet to a point on the Westerly right of way line of U.S. Highway 62 as established by AHTD Job 412 for the point of beginning; thence S58°27'52"W along said right of way line a distance of 492.00 feet to a point on the Westerly right of way line of U.S. Highway 62 as established by AHTD Job R40082; thence N42°02'17"E along said right of way line a distance of 54.23 feet to a point; thence N55°55'41"E along said right of way line a distance of 205.43 feet to a point; thence N60°24'49"E along said right of way line a distance of 245.73 feet to a point on the East line of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 27; thence S02°27'26"W along said East line a distance of 19.38 feet to the point of beginning and containing 0.21 acres or 9,365 square feet, more or less as shown on plans prepared by the AHTD referenced as Job R40082.

Also as shown on Survey by Registered Professional Land Surveyor, Matthew D. James, dated November 16, 2020 being more particularly described as follows:

A part of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 27, Township 16 North, Range 31 West, Washington County, Arkansas, being more particularly described as follows: Commencing at a found $\frac{5}{8}$ " rebar with cap for the Southeast Corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 27; thence N02°28'28"E a distance of 464.93 feet to a found aluminum AHTD monument PLS 1201 for the Point of Beginning; thence S60°28'22"W a distance of 245.78 feet to a found aluminum AHTD monument PLS 1201; thence S55°52'13"W a distance of 205.41 feet to a point; thence S42°16'41"W a distance of 54.23 feet to a found aluminum AHTD monument PLS 1201; thence N02°17'42"E a distance of 1004.17 feet to a found 1" square iron rod in concrete; thence S88°04'04"E a distance of 409.73 feet to a found 1" square iron rod in concrete; thence S02°21'25"W a distance of 713.66 feet to the Point of Beginning; containing 7.95 acres, more or less, and being subject to all easements, right of way, covenants, and restrictions that may or may not be of record, if any.



STATE OF ARKANSAS
DEPARTMENT OF FINANCE AND ADMINISTRATION
MISCELLANEOUS TAX SECTION
P.O. BOX 896, LITTLE ROCK, AR 72203-0896

Real Estate Transfer Tax Stamp

Proof of Tax Paid



File Number: 2017890-106

Grantee: AVANCE BUSINESS SOLUTIONS, INC.
Mailing Address: PO BOX 1625
FARMINGTON AR 727300000

Grantor: VICKIE M DARNELL
Mailing Address: 680 & 700 WEST MAIN STREET
FARMINGTON AR 727300000

Property Purchase Price: \$856,000.00
Tax Amount: \$2,824.80
County: WASHINGTON
Date Issued: 12/22/2020
Stamp ID: 988792832

Washington County, AR
I certify this instrument was filed on
12/23/2020 8:23:12 AM
and recorded in REAL ESTATE

File# 2020-00047275
Kvle Svlvester - Circuit Clerk

I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument

Grantee or Agent Name (printed): Avance Business Solutions, Inc.

Grantee or Agent Name (signature): Waco as agent Date: 12/22/2020

Address: PO Box 1625

City/State/Zip: Farmington, AR 72730



Legal Description:

A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARER OF SECTION 27, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING ROD WHICH IS S02°50'42"W 150.15' FROM A CONCRETE MONUMENT MARKING THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S02°21'21"W 713.69' TO AN EXISTING ALUMINUM MONUMENT ON THE NORTH RIGHT-OF-WAY OF U.S. HIGHWAY #62, THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING: S60°28'58"W 245.70' TO AN EXISTING ALUMINUM MONUMENT, S55°59'50"W 205.43', S42°06'22"W 51.69', THENCE LEAVING SAID RIGHT-OF-WAY N02°12'34"E 1001.95' TO AN EXISTING ROD, THENCE S88°03'52"E 409.71' TO THE POINT OF BEGINNING, CONTAINING 7.93 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.



Account #: STNSO

Company: NWC SHANNON ODELL

271 W MAIN

Farmington, AR 72730

Ad number #: 347624

PO #:

Matter of: NOTICE OF PUBLIC MEETING An application

AFFIDAVIT • STATE OF ARKANSAS

I, Carla Gardner, do solemnly swear that I am the Finance Director of the **NWA Democrat Gazette**, a daily newspaper printed and published in WASHINGTON/BENTON county, State of ARKANSAS; that I was so related to this publication at and during the publication of the annexed legal advertisement in the matter of :

NOTICE OF PUBLIC MEETING An application

Pending in the court, in said County, and at the dates of the several publications of said advertisement stated below, and that during said periods and at said dates, said newspaper was printed and had a bona fide circulation in said County, that said newspaper had been regularly printed and published in said county, and had a bona fide circulation therein for the period of one month before the date of the first publication of said advertisement; and that said advertisement was published in the regular daily issues of said newspaper as stated below.

And that there is due or has been paid the **NWA Democrat Gazette** for publication the sum of \$87.10.

(Includes \$0.00 Affidavit Charge).

NWA Democrat Gazette 11/16/23; NWA nwaonline.com 11/16/23

Finance Director

State of ARKANSAS, County of WASHINGTON, Subscribed
and sworn to before me on this 16th day of November, 2023

NOTARY PUBLIC



NOTICE OF PUBLIC MEETING

An application for Large Scale Development at the property described below has been filed with the City of Farmington on the 23rd day of October 2023.

LEGAL DESCRIPTION (PARCEL #760-01916-800):

A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING ROD WHICH IS S02°50'42"W 150.15' FROM A CONCRETE MONUMENT MARKING THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S02°21'21"W 713.69' TO AN EXISTING ALUMINUM MONUMENT ON THE NORTH RIGHT-OF-WAY OF U.S. HIGHWAY #62, THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING: S60°28'58"W 245.70' TO AN EXISTING ALUMINUM MONUMENT, S55°59'50"W 205.43', S42°06'22"W 51.69', THENCE LEAVING SAID RIGHT-OF-WAY N02°12'34"E 1001.95' TO AN EXISTING ROD, THENCE S88°03'52"E 409.71' TO THE POINT OF BEGINNING, CONTAINING 7.93 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

Layman's Description:

700 W Main St
FARMINGTON, AR 72730

A public meeting to consider this request for variance at the above-described property will be held on the 27th day of November, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend. Nov. 16, 2023 347624



CITY OF FARMINGTON

354 W Main ST, Farmington, AR 72730

TRANSACTION #	10771455-0476
DATE	10/24/2023 12:00 PM
RESULT	APPROVED
AUTH CODE	206882
TRANSACTION METHOD	KEYED
TRANSACTION TYPE	SALE
CARDHOLDER NAME	DOUGLAS W KISINGER
CARD	XXXX-XXXXXX-X3013
CARD TYPE	AMEX
REFERENCE NUMBER	DEV FEES BRAND NEW CHURCH

1 × Development Fee with Processing Fee	\$515.00
Subtotal	\$515.00

TOTAL	\$515.00
-------	-----------------

METHOD	KEY ENTERED
MID	XXXXXXXX2407
TID	001

Receipt sent via SwipeSimple, powered by CardFlight

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Account #: NWC5361662

Company: BATES & ASSOCIATES
7230 S PLEASANT RIDGE DR
FAYETTEVILLE, AR 72704-5453

Ad number #: 351627

PO #:

Matter of: Brand New Church – Farmington AR

AFFIDAVIT • STATE OF ARKANSAS

I, Carla Gardner, do solemnly swear that I am the Finance Director of the **NWA Democrat Gazette**, a daily newspaper printed and published in WASHINGTON/BENTON county, State of ARKANSAS; that I was so related to this publication at and during the publication of the annexed legal advertisement in the matter of :

Brand New Church – Farmington AR

Pending in the court, in said County, and at the dates of the several publications of said advertisement stated below, and that during said periods and at said dates, said newspaper was printed and had a bona fide circulation in said County, that said newspaper had been regularly printed and published in said county, and had a bona fide circulation therein for the period of one month before the date of the first publication of said advertisement; and that said advertisement was published in the regular daily issues of said newspaper as stated below.

And that there is due or has been paid the **NWA Democrat Gazette** for publication the sum of \$88.40.
(Includes \$0.00 Affidavit Charge).

NWA Democrat Gazette 11/30/23; NWA nwaonline.com 11/30/23

Finance Director

State of ARKANSAS, County of WASHINGTON, Subscribed and sworn to before me on this 30th day of November, 2023

NOTARY PUBLIC



NOTICE OF PUBLIC MEETING

An application for Large Scale Development at the property described below has been filed with the City of Farmington on the 23rd day of October 2023.

LEGAL DESCRIPTION (PARCEL #760-01916-800):

A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING ROD WHICH IS S02°50'42"W 150.15' FROM A CONCRETE MONUMENT MARKING THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S02°21'21"W 713.69' TO AN EXISTING ALUMINUM MONUMENT ON THE NORTH RIGHT-OF-WAY OF U.S. HIGHWAY #62, THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING: S60°28'58"W 245.70' TO AN EXISTING ALUMINUM MONUMENT, S55°59'50"W 205.43', S42°06'22"W 51.69', THENCE LEAVING SAID RIGHT-OF-WAY N02°12'34"E 1001.95' TO AN EXISTING ROD, THENCE S88°03'52"E 409.71' TO THE POINT OF BEGINNING, CONTAINING 7.93 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

Layman's Description:

700 W Main St
FARMINGTON, AR 72730

A public meeting to consider this application for Large Scale Development at the above-described property will be held on the 18th day of December, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

11/30/23 351627

702J 2720 0001 7393 4433

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11/28/2023

88.56

ARKANSAS STATE HIGHWAY COMMISSION
PO BOX 2261
LITTLE ROCK, AR 72203-2261

PS Form 3800, April 2013 PSN 7530-01-000-9001 See Reverse for Instructions

702J 2720 0001 7393 4426

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KERSH, KENNETH GRAHAM & LILY
209 W 21ST ST
RUSSELLVILLE, AR 72801

PS Form 3800, April 2013 PSN 7530-01-000-9001 See Reverse for Instructions

702J 2720 0001 7393 4439

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FIRST BAPTIST CHURCH
PO BOX 513
FAYETTEVILLE, AR 72702

PS Form 3800, April 2013 PSN 7530-01-000-9001 See Reverse for Instructions

702J 2720 0001 7393 4396

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FARMINGTON COMMERCIAL
1271 TYLER RD
FARMINGTON, AR 72730

PS Form 3800, April 2013 PSN 7530-01-000-9001 See Reverse for Instructions

702J 2720 0001 7393 4391

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HARRINGTON, MARGARET
317 W KELLI AVE
FARMINGTON, AR 72730

PS Form 3800, April 2013 PSN 7530-01-000-9001 See Reverse for Instructions

702J 2720 0001 7393 4365

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SCHADES, AUSTIN & ROBBIE
PO BOX 852
FARMINGTON, AR 72730

PS Form 3800, April 2013 PSN 7530-01-000-9001 See Reverse for Instructions

702J 2720 0001 7393 4396

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SCHLESENER, RANDY & PATTY
1238 RUBY RD
FARMINGTON, AR 72730

PS Form 3800, April 2013 PSN 7530-01-000-9001 See Reverse for Instructions

702J 2720 0001 7393 4396

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SCHLESENER, RANDY & PATTY
1238 RUBY RD
FARMINGTON, AR 72730

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702J 2720 0001 7393 4365

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CONLEY, SYDNEY
319 W KELLI AVE
FARMINGTON, AR 72730

PS Form 3800, April 2013 PSN 7530-01-000-9001 See Reverse for Instructions

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RENZ, ROBERT & MARY M.
331 W KELLI AVE
FARMINGTON, AR 72730

PS Form 3800, April 2013 PSN 7530-01-000-9001 See Reverse for Instructions

702J 2720 0001 7393 4396

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BRAUM, LINDA (MOTES)
323 W KELLI AVE
FARMINGTON, AR 72730

PS Form 3800, April 2013 PSN 7530-01-000-9001 See Reverse for Instructions

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BRAUM, LINDA (MOTES)
323 W KELLI AVE
FARMINGTON, AR 72730

PS Form 3800, April 2013 PSN 7530-01-000-9001 See Reverse for Instructions

7021 2720 0001 7393 4273

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.66	

\$8.56
FIRST APOSTOLIC CHURCH
PO BOX 523
FAYETTEVILLE, AR 72702

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

7021 2720 0001 7393 4198

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.66	

\$8.56
FARMINGTON COMMERCIAL LLC
12771 TYLER RD
FARMINGTON, AR 72730

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

7021 2720 0001 7393 4242

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
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\$8.56
HARRINGTON, MARGARET
317 W KELLI AVE
FARMINGTON, AR 72730

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

7021 2720 0001 7393 4211

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BRAUM, LINDA (MOTES)
323 W KELLI AVE
FARMINGTON, AR 72730

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7021 2720 0001 7393 4259

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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postmark Here		

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11/13/2023
\$8.56 SCHLESENER, RANDY & PATTY ANN
12838 RUBY RD
FARMINGTON, AR 72730

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7021 2720 0001 7393 4235

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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postmark Here		

Postmark Here
11/13/2023
\$8.56 CONLEY, SYDNEY
319 W KELLI AVE
FARMINGTON, AR 72730

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

7021 2720 0001 7393 4266

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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
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11/13/2023
\$8.56 SCHLESENER, RANDY & PATTY ANN
12838 RUBY RD
FARMINGTON, AR 72730

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

7021 2720 0001 7393 4228

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Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
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Postmark Here
11/13/2023
\$8.56 SCHADES, AUSTIN & ROBBI
PO BOX 852
FARMINGTON, AR 72730

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

7021 2720 0001 7393 4204

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Farmington, AR 72730

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

0190
15

Postmark
Here

Postage \$0.66

11/13/2023

\$8.56

RENZ, ROBERT & MARY M.
331 W. KELLI AVE.
FARMINGTON, AR 72730



CITY OF FARMINGTON

354 W Main ST, Farmington, AR 72730

TRANSACTION #	10354105-4102
DATE	10/13/2023 3:35 PM
RESULT	APPROVED
TRANSACTION METHOD	CASH
TRANSACTION TYPE	SALE
REFERENCE NUMBER	CK#3608 REZONE 141 & 149 WHITE ST

1 × Development Fee	\$25.00
Subtotal	\$25.00

TOTAL	\$25.00
-------	----------------

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



If building is Type V B:

TABLE C105.1
NUMBER AND DISTRIBUTION OF FIRE HYDRANTS IF

FIRE-FLOW REQUIREMENT (gpm)	MINIMUM NUMBER OF HYDRANTS	AVERAGE SPACING BETWEEN Hydrants ^{b, c} (feet)	MAXIMUM DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO A Hydrant
1,750 or less	1	500	250
2,000-2,250	2	450	225
2,500	3	450	225
3,000	3	400	225
3,500-4,000	4	350	210
4,500-5,000	5	300	180
5,500	6	300	180
6,000	6	250	150
6,500-7,000	7	250	150
7,500 or more	8 or more	200	120

If building is Type V A: A hydrant needs to be placed on the north side if used for aerial access.

D103.4 Dead Ends

Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4.

Section D105 Aerial Fire Apparatus Access Roads

D105.1 Where Required

Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eve of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.

Exception: Where approved by the fire code official, buildings of Type IA, Type IB or Type IIA construction equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 and having fire fighter access through an enclosed stairway with a Class I standpipe from the lowest level of fire department vehicle access to all roof surfaces.

D105.2 Width



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



Date: 10/30/23

William Hellard

Fire Chief

Farmington Fire Department

372 W Main St. Farmington, AR, 72730

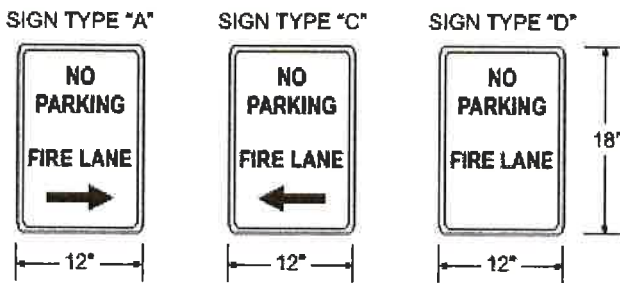
Subject: Brand New Church

Fire Lane Signage

Fire lane signs as specified in Section D103.6 shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide (6096 to 7925 mm).

D103.6.2 Roads More Than 26 Feet in Width

Fire lane signs as specified in Section D103.6 shall be posted on one side of fire apparatus access roads more than 26 feet wide (7925 mm) and less than 32 feet wide (9754 mm).



C105.1 Hydrant Spacing

The average spacing between fire hydrants shall not exceed that listed in Table C105.1.

Regardless of the average spacing, fire hydrants shall be located such that all points on streets and access roads adjacent to a building are within the distances listed in Table C105.1.



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



Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

D105.3 Proximity to Building

One or more of the required access routes meeting this condition shall be located not less than 15 feet (4572 mm) and not greater than 30 feet (9144 mm) from the building and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

D105.4 Obstructions

Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.

Knox Box: A Knox Brand box will be installed at the main entrance to the building.

A 5-inch FDC with locking cap will be installed in a location remote from the building.

Date: 10/30/23

City of: Farmington

Name: Brand New Church

General Comments:

1. Any relocation of existing facilities or extension of line that has to be built specifically to feed this project will be at full cost to the developer.
 2. All property corners and easements must be clearly marked before construction will begin.
 3. All off site easements that are needed for Ozarks to extend electrical service to the property must be obtained by developer and easement documentation provided to Ozarks before work begins. On site easements must be shown on plat and recorded with the county.
 4. All conduits placed 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.) There must be minimum separation of 12 inches between conduits for electric and conduits for other utilities. This is NESC code 354. 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.
 5. Transformer must have a minimum of 30 feet clearance from any structure. Any variation of this requirement must have written approval from an Ozarks representative.
 6. Developer will need to contact Ozarks Electric and provide them with electrical load information before any cost to developer can be determined.
 7. Developer to provide all trench and PVC conduits including PVC sweeps in accordance with Ozarks specifications. No metal conduit or metal sweeps are to be used.
 8. Developer must provide Ozarks Electric with a Digital copy (AutoCAD) 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. Developer or contractor must apply for temporary construction service and permanent service before any design and cost is determined by Ozarks.
 11. Please contact Ozarks Electric when construction begins on this project and again when construction is within three months of completion.
- Call: Cheston Shadrick at (479) 684-9807 cshadrick@ozarksecc.com or Wes Mahaffey at (479)263-2167 wmahaffey@ozarksecc.com

Additional Comments:

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

Applicant: Bates & Associates

Date: 11/7/2023

Project Name: Brand New Church

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

1. Engineering fees will accumulate as the development continues. We will bill the engineering fees monthly. We will need a mailing address or email address to send the invoice to.
2. Adjacent property owners must be notified by certified mail; receipts should be submitted by one week prior to the Planning Commission meeting.
3. An advertisement regarding the development should be in the paper no later than 15 days prior to the planning commission meeting. If variances are required, they can be advertised with the development. The type of variance must be in the ad. Proof of publication must be provided when it is available. Advertisements can be in the Democrat-Gazette or The Washington County Enterprise Leader. The Washington County Enterprise Leader is published on Wednesday. **To meet the deadline, the ad has to be in the paper by Monday, November 13, 2023.**
5. Please submit a revised plan by next Tuesday. The City requires 15 copies for planning commission. Plans must be folded with all sheets included in one set. We don't need all the detail for the planning commission, a site plan and landscape plan would probably be sufficient. If I can also get a PDF version that can be distributed to the public and added to Facebook and our website that would be great.
6. A revised copy of the plan and drainage plan should be delivered to City Hall for Chris Brackett; he will also accept digital copies.
7. Planning Commission meeting will be **Monday November 27, 2023 at 6:00 pm.**

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: Brand New Church

Date: November 7, 2023

Project Name: Brand New Church LSD

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: KMS Engineering/Farmington

Name: Christopher Brackett, P.E.

1. Note that the instructions above say that the technical plat comments must be addressed prior to the re-submission, and that a narrative for each comment must be submitted along with the revised plat.
2. Along with the hard copies required for the City, one digital copy of everything included in the submission shall be emailed to KMS at chris@kms-engr.com.
3. A 5' sidewalk is required along the entire frontage of Highway 62. This sidewalk will be continuous through the drive.
4. The 60' right-of-way for the future extension of Grace Lane will be required to be dedicated with this development. The location shown on the plans is acceptable. This will be the only requirement concerning this extension for this development.
5. The basketball courts will not be allowed in the dedicated right-of-way.
6. Is a free-standing sign proposed with this development? Add this sign with a description to the plans. Any signage would require a separate permit.
7. Verify that you have checked the turning movement for the vehicles dropping off in the drop off aisle and turning south to the larger parking lot without getting into the spaces to the east. It looks like that angle might need to be changed.
8. The wet detention pond will have to be fenced as per the requirements in the Farmington Drainage Criteria Manual 5.4.3.
9. The parking table needs to be modified as follows:
 - a. The church parking requirement that you are showing is from the residential zoning districts. The closest use provide for the commercial zoning districts is the restaurant at 1 space per 4 seats (265 spaces required for 1060 seats).
 - b. Remove the proposed parking provided at each requirement. Do all of the required parking calculations, then show the total required parking number. It will be 320 with the correction of the auditorium numbers. Then add what is provided in the plan.
 - c. I have counted what is shown on the plan and it is 246 spaces and 7 HC spaces for a total of 253.
 - d. You will need to add one more handicap space since you will be required to show over 300 spaces for this development.

10. The plans do not show the extension of the sewer force main, what manhole does this force main discharge into? Have you had any discussions with the property owners that would need to provide easements for this force main? Have you started the discussion with the City of Fayetteville concerning the capacity of the sewer system in this area?

11. Drainage Report:

- a. The predevelopment Basin 1 sheet flow should be 300'. There is nothing in the existing topo that shows why this should be anything other than the maximum.
- b. Why is there a separate Target Hydrograph for the pond? Why isn't the predevelopment hydrograph used as the target? The predevelopment area is 7.58 acres but the target is 7.33 acres. Please explain the difference.

Received By: _____



Earthplan Design Alternatives, PA

Civil Engineering / Landscape Architecture

PLANNING COMMISSION LETTER

Project: Brand New Church LSD
EDA project #: 2519_F
TPR Meeting: November 7, 2023
Letter creation: November 7, 2023 PC (LSD)

Mrs. McCarville,

We have reviewed the LSD plans submittal by Bates Engineers & Surveyors for the project known as Brand New Church LSD received by EDA on October 25, 2023. The date in the landscape plan sheet's title block is 10/24/23. EDA only reviewed the landscape sheets in this plan set; the other sheets are reviewed by other entities. Based on our review, we offer the following comments:

Sheet 06:

1. *All below items shall be addressed on the plans and a narrative letter describing how said items have been addressed must be submitted with the resubmittal. Submit a copy to the City and to Sarah Geurtz at sdg@eda-pa.com.*
2. **On your resubmittal, provide information showing that a landscape company or a licensed landscape architect prepared this landscape plan. You will find this requirement under Article 2, Sec. 14.04.17, "A scaled Landscape Plan prepared by a landscape company or a licensed landscape architect"...is required.**
3. Call out what the linetype labeled with "LB" represents, as it is not included in the legend on sheet 3 of this plan set.
4. Show all existing and proposed easements on this sheet.
5. Note 2: correct to match code.
6. Tree Planting Detail: mulch shall be 3" in depth (please update the detail's reference to 2").
7. Show 10'x10' sight triangles (14.04.18,(e)).
8. Detention Pond and Water Quality Pond Landscaping requirements (14.04.23 (a)): provide.
9. Perimeter Side and Back Buffers:
 - a. Fencing: per 14.04.20 (b)(4 & 6), 6' tall privacy fencing is required along the rear property boundary.
 - b. Special Side and Rear Perimeter Screening Requirements (14.04.20 (b)(6)) - The below is required due to the residential land uses and/or zonings of R-1 and R-O on the western, northern, and a portion of the eastern property sides:

Complete screening by means of a privacy barrier (wall or wood privacy fence) a minimum of six feet in height and landscaping in front of fence to provide noise abatement. Landscaping in front of the barrier (facing the adjacent properties) shall consist of as many

trees and shrubs as necessary, and of suitable size and density to provide 60 percent coverage of the physical barrier within two years of planting. Existing shade trees with diameter of 8" or greater may be included as part of the vegetative screening requirement in a ratio of one preserved tree to three new trees. We note that there is some existing canopy shown on the east but the tree trunks are not surveyed in so we don't know the size of the trees, if the trunks are on the subject property, or if the planned grading will be killing them through root disturbance or cutting down of the trees. Please provide this information for review if to intent is to utilize some of the trees on the eastern property side.

Concerning the rear buffer requirement, the City may prefer its placement to be at the south side of the future road's right of way in this area; consult with Mrs. McCarville and Mr. Brackett regarding their preference.

- c. Western side: A minimum of 27 trees and 81 shrubs are required. The plan only provides 14 trees on the west side and 44 shrubs.
 - d. Eastern side: Per City code (14.04.20, (b)(1)): Provide a side buffer from the street frontage to the front edge of the building.
10. Parking Area Landscaping (southern and northern parking lot areas) per 14.04.22 (d)(4):
- a. Since there are residential land uses and R-1 zoning to the west of both parking lots and since R-0 is to the northeast of the northern parking lot area, at least 40% of the buffer/noise abatement trees and shrubs in these areas are required to be evergreen. Add buffer plantings where missing.
11. Show where mechanical screening will be provided. View 14.04.23 (c) for screening requirements which apply to all roof, ground, and wall-mounted mechanical equipment.
12. Dimension the western tree locations from the water lines in some areas - if the trees are too close to underground utilities, adjust the plan as necessary.

If you have any questions, please do not hesitate to contact EDA.

Please note that this review was for general compliance and does not warrant the work or documents submitted by the applicant and engineer; nor does it relieve the owner from any items discovered during design or construction which are deemed necessary to comply with City ordinances and criteria.

Sincerely,



Sarah Geurtz, PLA



BATES

Engineers · Surveyors

7230 S Pleasant Ridge Dr / Fayetteville, AR 72704

PH: (479) 442-9350 / batesnwa.com

November 14th, 2023

City of Farmington
354 W. Main St
Farmington, AR 7230

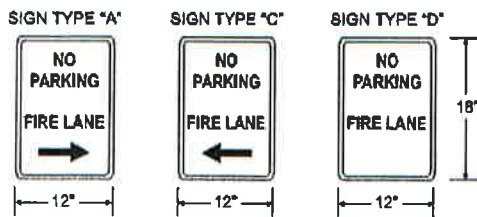
**RE: Brand New Church
City of Farmington – Washington County**

To whom it may concern,

This is a response to your comments received. Please see the responses in **RED**.

William Hellard – Fire Chief:

- Fire lane signs as specified in Section D103.6 shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide (6096 to 7925 mm). D103.6.2 Roads More Than 26 Feet in Width. Fire lane signs as specified in Section D103.6 shall be posted on one side of fire apparatus access roads more than 26 feet wide (7925 mm) and less than 32 feet wide (9754 mm).



✓ Fire lane signs have been added to the plans accordingly.

- The average spacing between fire hydrants shall not exceed that listed in Table C105.1. Regardless of the average spacing, fire hydrants shall be located such that all points on streets and access roads adjacent to a building are within the distances listed in Table C105.1.

If building is Type V B:

**TABLE C105.1
NUMBER AND DISTRIBUTION OF FIRE HYDRANTS IF**

FIRE-FLOW REQUIREMENT (gpm)	MINIMUM NUMBER OF HYDRANTS	AVERAGE SPACING BETWEEN Hydrants ^{b, c} (feet)	MAXIMUM DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO A Hydrant
1,750 or less	1	500	250
2,000-2,250	2	450	225
2,500	3	450	225
3,000	3	400	225
3,500-4,000	4	350	210
4,500-5,000	5	300	180
5,500	6	300	180
6,000	6	250	150
6,500-7,000	7	250	150
7,500 or more	8 or more	200	120

If building is Type V A: A hydrant needs to be placed on the north side if used for aerial access.

- ✓ Fire flow for this building is 550 gpm so the spacing would need to be 500ft. Hydrants are meeting the requirements.
- DI 03.4 Dead Ends: Dead—end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table DI 03.4.
 - ✓ Provided turnaround on the north side of the building.
- D105.1 Where Required: When the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater. Exception: Where approved by the fire code official, buildings of Type 1A, 1B or Type 11A construction equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 and having fire fighter access through an enclosed stairway with a Class 1 standpipe from the lowest level of fire department vehicle access to all roof surfaces.
 - ✓ The building will be less than 30' tall.
- D105.2 Width: Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof.
 - ✓ The building will be less than 30' tall.
- D105.3 Proximity to Building: One or more of the required access routes meeting this condition shall be located not less than 15 feet (4572 mm) and not greater than 30 feet (9144 mm) from the building and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.
 - ✓ The building will be less than 30' tall.
- D105.4 Obstructions: Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.
 - ✓ The building will be less than 30' tall.
- Knox Box: A Knox Brand box will be installed at the main entrance to the building.
 - ✓ Knox box shown on plans.
- A 5-inch FDC with locking cap will be installed in a location remote from the building.
 - ✓ 5" FDC has been shown on plans.

Ozarks Electric:

- Any relocation of existing facilities or extension of line that has to be built specifically to feed this project will be at full cost to the developer.
 - ✓ Understood.
- All property corners and easements must be clearly marked before construction will begin.
 - ✓ Understood.
- All off site easements that are needed for Ozarks to extend electrical service to the property must be obtained by developer and easement documentation provided to Ozarks before work begins. On site easements must be shown on plat and recorded with the county.
 - ✓ Understood.
- 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.) There must be minimum separation of 12 inches between conduits for electric and conduits for other utilities. This is NESC code 354. 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.
 - ✓ Understood.
- Transformer must have a minimum of 30 feet clearance from any structure. Any variation of this

requirement must have written approval from an Ozarks representative.

✓ Understood.

- Developer will need to contact Ozarks Electric and provide them with electrical load information before any cost to developer can be determined.
✓ Understood.
- Developer to provide all trench and PVC conduits including PVC sweeps in accordance with Ozarks specifications. No metal conduit or metal sweeps are to be used.
✓ Understood.
- Developer must provide Ozarks Electric with a Digital copy (AutoCAD) of the Final plat as well as a hard copy.
✓ Understood.
- 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.
✓ Understood.
- Developer or contractor must apply for temporary construction service and permanent service before any design and cost is determined by Ozarks.
✓ Understood.
- Please contact Ozarks Electric when construction begins on this project and again when construction is within three months of completion. Call: Cheston Shadrick at (479) 684-9807 cshadrick@ozarksecc.com or Wes Mahaffey at (479)263-2 167 wmahaffey@ozarksecc.com
✓ Noted

Melissa McCarville – Code Enforcement Officer:

- Engineering fees will accumulate as the development continues. We will bill the engineering fees monthly. We will need a mailing address or email address to send the invoice to.
✓ Noted
- Adjacent property owners must be notified by certified mail receipts should be submitted by one week prior to the Planning Commission meeting.
✓ Adjacent property owners have been notified by certified mail receipts. The receipts have been emailed to Melissa & Chris on 11/13/2023.
- An advertisement regarding the development should be in the paper no later than 15 days prior to the planning commission meeting. If variances are required, they can be advertised with the development. The type of variance must be in the ad. Proof of publication must be provided when it is available. Advertisements can be in the Democrat—Gazette or The Washington County Enterprise Leader. The Washington County Enterprise Leader is published on Wednesday. To meet the deadline, the ad has to be in the paper by Monday, November 13, 2023.
✓ The advertisement was posted on the papers website on 11/13/23.
- Please submit a revised plan by next Tuesday. The City requires 15 copies for planning commission. Plans must be folded with all sheets included in one set. We don't need all the details for the planning commission, a site plan and landscape plan would probably be sufficient. If I can also get a PDF version that can be distributed to the public and added to Facebook and our website that would be great.
✓ Plans will be submitted on 11/14
- A revised copy of the plan and drainage plan should be delivered to City Hall for Chris Brackett; he will also accept digital copies.
✓ A copy of the plan and drainage report will be delivered for Chris on 11/14
- Planning Commission meeting will be Monday November 27, 2023 at 6:00 pm.
✓ Noted

Christopher Brackett – Engineer:

- Note that the instructions above say that the technical plat comments must be addressed prior to the re—submission, and that a narrative for each comment must be submitted along with the revised plat.
 - ✓ Each comment will be addressed for resubmittal.
- Along with the hard copies required for the City, one digital copy of everything included in the submission shall be emailed to KMS at chris@kms-error.com.
 - ✓ Noted, digital copies will be emailed to Chris.
- A 5' sidewalk is required along the entire frontage of Highway 62. This sidewalk will be continuous throughout the drive.
 - ✓ A 5' sidewalk has been added to the frontage of Highway 62 and is located outside of the clear zone of the hwy.
- The 60' right-of-way for the future extension of Grace Lane will be required to be dedicated with this development. The location shown on the plans is acceptable. This will be the only requirement concerning this extension for this development.
 - ✓ Right of way will be dedicated per separate plat.
- The basketball courts will not be allowed in the dedicated right-of-way.
 - ✓ The basketball courts have been removed.
- Is a free-standing sign proposed with this development? Add this sign with a description to the plans. Any signage would require a separate permit.
 - ✓ A sign has been added to the plans as well as a note saying that a separate permit will be required.
- Verify that you have checked the turning movement for the vehicles dropping off in the drop off aisle and turning south to the larger parking lot without getting into the spaces to the east. It looks like that angle might need to be changed.
 - ✓ The turning movement of the vehicles has been added to the site plan to ensure that they will not run into the spaces near it.
- The wet detention pond will have to be fenced as per the requirements in the Farmington Drainage Criteria Manual 5.4.3.
 - ✓ 6 ft Decorative Iron Fence shown on plans.
- The parking table needs to be modified as follows:
 - The church parking requirement that you are showing is from the residential zoning districts. The closest use provide for the commercial zoning districts is the restaurant at 1 space per 4 seats (265 spaces required for 1060 seats).
 - ✓ This has been updated accordingly.
 - Remove the proposed parking provided at each requirement. Do all of the required parking calculations, then show the total required parking number. It will be 320 with the correction of the auditorium numbers. Then add what is provided in the plan.
 - ✓ This has been updated accordingly.
 - I have counted what is shown on the plan and it is 246 spaces and 7 HC spaces for a total of 253.
 - ✓ Total parking: 265 standard 7 handicap – 272 total.
 - You will need to add one more handicap space since you will be required to show over 300 spaces for this development.
 - ✓ With 1060 seats there are 265 spaces needed so 7 ADA spaces is what is needed for this project, and we are showing the 7 ADA spaces.
- The plans do not show the extension of the sewer force main, what manhole does this force main discharge into? Have you had any discussions with the property owners that would need to provide easements for this force main? Have you started the discussion with the City of Fayetteville concerning the capacity of the sewer system in this area?
 - ✓ We have been in coordination with the City of Fayetteville, and they have made some adjustments.
- Drainage Report:

- The predevelopment Basin 1 sheet flow should be 300'. There is nothing in the existing topo that shows why this should be anything other than the maximum.
- ✓ **The predevelopment Basin 1 sheet flow is now 300ft.**
 - Why is there a separate Target Hydrograph for the pond? Why isn't the predevelopment hydrograph used as the target? The predevelopment area is 7.58 acres, but the target is 7.33 acres. Please explain the difference.
- ✓ **This is due to the modified method only being applied to the area that is going to the pond. The same information is used in the target q and the only difference is the acreage.**

Sarah Geurtz – Landscape Architect:

- All below items shall be addressed on the plans and a narrative letter describing how said items have been addressed must be submitted with the resubmittal. Submit a copy to the City and to Sarah Geurtz at sdg@eda-pa.com.
 - ✓ **A copy of the response to the comments will be sent to Sarah.**
- On your resubmittal, provide information showing that a landscape company or a licensed landscape architect prepared this landscape plan. You will find this requirement under Article 2, Sec. 14.04.17, "A scaled Landscape Plan prepared by a landscape company or a licensed landscape architect"...is required.
 - ✓ **The landscape plan will be prepared by a licensed landscape architect.**
- Call out what the line type labeled with "LB" represents, as it is not included in the legend on sheet 3 of this plan set.
 - ✓ **LB will be shown on the landscape plan and it will be called out.**
- Show all existing and proposed easements on this sheet.
 - ✓ **All existing and proposed easement will be on the landscape plan.**
- Note 2: correct to match code.
 - ✓ **Note 2 will be corrected**
- Tree Planting Detail: mulch shall be 3" in depth (please update the detail's reference to 2").
- Show 10'x10' sight triangles (14.04.18,(e)).
 - ✓ **Sight triangle will be shown.**
- Detention Pond and Water Quality Pond Landscaping requirements (14.04.23 (a)): provide.
 - ✓ **Detention pond landscaping will be shown.**
- Perimeter Side and Back Buffers:
 - Fencing: per 14.04.20 (b)(4 & 6), 6' tall privacy fencing is required along the rear property boundary.
 - ✓ **Fencing will be shown**
 - Special Side and Rear Perimeter Screening Requirements (14.04.20 (b)(6) - The below is required due to the residential land uses and/or zonings of R-1 and R-O on the western, northern, and a portion of the eastern property sides:
 - ✓ **Screening will be shown**
 - Complete screening by means of a privacy barrier (wall or wood privacy fence) a minimum of six feet in height and landscaping in front of fence to provide noise abatement. Landscaping in front of the barrier (facing the adjacent properties) shall consist of as many trees and shrubs as necessary, and of suitable size and density to provide 60 percent coverage of the physical barrier within two years of planting. Existing shade trees with diameter of 8" or greater may be included as part of the vegetative screening requirement in a ratio of one preserved tree to three new trees. We note that there is some existing canopy shown on the east but the tree trunks are not surveyed in so we don't know the size of the trees, if the trunks are on the subject property, or if the planned grading will be killing them through root disturbance or cutting down of the trees. Please provide this information for review if to intent is to utilize some of the trees on the eastern property side.
- ✓ **Screening will be shown**

- Concerning the rear buffer requirement, the City may prefer its placement to be at the south side of the future road's right of way in this area; consult with Mrs. McCarville and Mr. Brackett regarding their preference.
- ✓ **Rear buffer requirement will be to the right-of-way.**
 - Western side: A minimum of 27 trees and 81 shrubs are required. The plan only provides 14 trees on the west side and 44 shrubs.
- ✓ **Plan will be updated accordingly**
 - Eastern side: Per City code (14.04.20, (b)(1)): Provide a side buffer from the street frontage to the front edge of the building.
- ✓ **Plans will be updated accordingly**
- Parking Area Landscaping (southern and northern parking lot areas) per 14.04.22 (d)(4):
 - Since there are residential land uses and R-1 zoning to the west of both parking lots and since R-0 is to the northeast of the northern parking lot area, at least 40% of the buffer/noise abatement trees and shrubs in these areas are required to be evergreen. Add buffer plantings where missing.
- ✓ **Parking area landscape will be updated accordingly.**
- Show where mechanical screening will be provided. View 14.04.23 (c) for screening requirements which apply to all roof, ground, and wall-mounted mechanical equipment.
 - ✓ **Mechanical equipment has been screened**
- Dimension the western tree locations from the water lines in some areas - if the trees are too close to underground utilities, adjust the plan as necessary.
 - ✓ **Acknowledged**

Regards,

Bates & Associates, Inc.



Geoffrey Bates

FARMINGTON PLANNING COMMISSION -- 2024 Schedule of Meetings and Submission Deadlines					
SUBMISSION DEADLINE 12:00 Noon	TECHNICAL REVIEW MEETING DATES 2:00 P.M.	RESUBMISSION DEADLINE TR TO PC MEETING 12:00 Noon	PLANNING COMMISSION WORK SESSION DATES 6:00 P.M.	*PLANNING COMMISSION MEETING DATES 6:00 P.M.	
December 19, 2023	January 2, 2024	January 9, 2024	January 16, 2024	January 22, 2024	
January 23, 2024	February 6, 2024	February 13, 2024	February 20, 2024	February 26, 2024	
February 20, 2024	March 5, 2024	March 12, 2024	March 18, 2024	March 25, 2024	
March 19, 2024	April 2, 2024	April 9, 2024	April 15, 2024	April 22, 2024	
April 23, 2024	May 7, 2024	May 14, 2024	May 21, 2024	May 28, 2024	
May 21, 2024	June 4, 2024	June 11, 2024	June 17, 2024	June 24, 2024	
June 18, 2024	July 2, 2024	July 9, 2024	July 15, 2024	July 22, 2024	
July 23, 2024	August 6, 2024	August 13, 2024	August 19, 2024	August 26, 2024	
August 20, 2024	September 3, 2024	September 10, 2024	September 16, 2024	September 23, 2024	
September 17, 2024	October 1, 2024	October 8, 2024	October 21, 2024	October 28, 2024	
October 22, 2024	November 5, 2024	November 12, 2024	November 18, 2024	November 25, 2024	
November 19, 2024	December 3, 2024	December 10, 2024	December 16, 2024	December 23, 2024	

*Planning Commission normally meets on the 4th (fourth) Monday of the month. The Planning Commission meeting for Monday, May 27th will be moved to Tuesday, May 28 due to the 27th for the Memorial Day holiday. **Work sessions** are normally the week before the meeting, this year in January we will meet on Tuesday January 16th, the Monday is MLK Day, and in February we will meet Tuesday, February 20th to avoid the the third Monday which is President's Day holiday.