



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 28, 2021

**A meeting of the Farmington Planning Commission will be held on
Tuesday, December 28, 2021 at 6:00 p.m. at City Hall
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes –November 22, 2021
3. Comments from Citizens – the Planning Commission will hear brief comments at this time from citizens. No action will be taken. All comments will be taken under advisement.
4. **PUBLIC HEARINGS**
 - A. **Variance – Bethel Elm Subdivision** –Waive Street Improvements Requirement
Property owned by: MRS Enterprises, LLC
Property Location: SE of intersection of Little Elm Rd. & Bethel Blacktop
Presented by: Blew & Associates
 - B. **Preliminary Plat – Bethel Elm Subdivision**
Property owned by: MRS Enterprises, LLC
Property Location: SE of intersection of Little Elm Rd. & Bethel Blacktop
Presented by: Blew & Associates
 - C. **Variance – Telecommunications Tower-** Allow monopole to have an external antenna array and not internal antennas
Property owned by: SCI Wireless
Property Location: SE of corner of N. Kimberley St. & Lossing St.
Presented by: Greg Farris
 - D. **Conditional Use Permit:** – Telecommunications Tower
Property owned by: SCI Wireless
Property Location: SE of corner of N. Kimberley St. & Lossing St.
Presented by: Greg Farris

- E. Rezoning –From R-1 to R-O**
Property owned by: Coyle Enterprises
Property Location: 12245 Hwy 62
Presented by: Jerry Coyle
- F. Preliminary Plat–Summerfield Ph. II**
Property owned by: DRP Holdings, LLC
Property Location: West side of Hunter St., west of Summerfield Ph. I
Presented by: Jorgensen & Associates
- G. Large Scale – Avance Storage**
Property owned by: Gary Nichols
Property Location: 700 W. Main St.
Presented by: Bates & Associates, Inc.
- H. Review the proposed sidewalk ordinance**

Planning Commission Minutes November 22, 2021 at 6 PM

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

PRESENT

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

ABSENT

Jay Moore

City Employees Present: Melissa McCarville, City Business Manager; Rick Bramall, City Building Inspector; Rusty Coan of Olsson Engineering - City Engineer; Mayor Ernie Penn; Steve Tennant, City Attorney; Bill Hellerd, Fire Chief

2. **Approval of Minutes:** October 25, 2021 meeting minutes were approved as written.

3. **Comments from Citizens:** none

Public Hearings:

4A. Preliminary Plat – Bethel Elm Subdivision, Property owned by MRS Enterprises, LLC; Location: SE of intersection of Little Elm Road & Bethel Blacktop Road; Presented by Blew & Associates.

Jorge DuQuesne of Blew & Associates discussed the preliminary plat. He explained the location is outside Farmington city limits but is in the planning area. Washington County Quorum Court has final jurisdiction on what is done there. He said they had agreed to install sidewalks, but will not do street improvements.

Melissa McCarville said in September 2009 the Commission approved a similar subdivision and required street improvements. On appeal the County overruled the City of Farmington decision.

Farmington’s new City Engineer, Rusty Coan presented conditions for approval:

“The Preliminary Plat for the Bethel Elm Subdivision (Little Elm Road and Bethel Blacktop Road) has been reviewed and it is our opinion that the Planning Commission’s approval should be conditional on the following comments:

1. The variance of the improvement requirements is provided and approved.
2. Submit approval to attach streetlights from owner of power poles.
3. The Health Department approval for the septic systems is provided.

The following comments can be addressed in the Preliminary Plat submittal:

1. Hatch or some other way clarify the ROW to be dedicated with this plat.
2. Provide dimensions for Underdrain. Detail refers to plants.
3. Include Min. FFE Elev. For Lots 6, 8, & 10. Per the Drainage Manual, the Proposed FFE Of the proposed buildings cannot be less than 2’ above Max WSE. *Refer Sec. 5.4.2.*
4. Please note that the proposed buildings cannot be within 20’ of Max WSE.”

Note: WSE means Water Surface Elevation.

Mr. DuQuesne had not received a copy of the engineer's recommendations, but he did not have issues with the conditions set forth. He said the County has done some road improvements (chip and seal) in that area and so they are not going to require any improvements. The owners do not wish to make street improvements. Blew and Associates had submitted a variance for this but it did not make the deadline for this meeting.

Public comment: None

After further discussion, and with the variance not being available, Judy Horne moved to table this item until the December meeting. Gerry Harris seconded the motion which passed unanimously. Melissa McCarville informed Mr. DuQuesne that they are not required to notify for the next meeting.

4B. Discussion of the Park Plan

Sarah Geurtz, a consultant for the Farmington City Parks Plan summarized the survey results. She went through a slideshow that she promised to send to all commissioners. Most of the people taking the questionnaire were Farmington residents or County residents. About half were in the 30 – 49 years age range. The 2020 census lists the population at 7,584; this does not include a lot of the new housing areas in the city. About 32% of Farmington residents live within a 10 minute walk of a park area.

Farmington demographic data shows there are more younger people than the average for other Arkansas cities. Survey takers indicated interest in hiking and nature, passive recreation, dog park, splash pad and swimming facilities. Park assets: 83% listed safety, 66% beauty, 63% location. Sarah said the City might consider fencing playground areas, ensuring good lighting, and continue expanding children's playgrounds and trails.

Keith Macedo mentioned ideas for revenues such as having a tennis pro for lessons, selling items at the park, and bringing groups in who would rent portions of the park. This could indirectly help finance parks through increased tax revenue.

Chad Ball reminded that if we work to provide more connectivity, more people could walk to parks instead of driving. He also believes that in 20 years we will need to have doubled our park area due to population growth.

Mayor Penn said they are talking with Fayetteville about connecting one of their trails located west of I-49 into Alberta Street and then on through Creekside Park.

Jill Toering asked if the money paid by subdivision developers in lieu of park land dedication was used for park funds. It is ear marked in the budget for parks only.

Other Business: It was decided there will be no Work Session in December. The regular meeting will be scheduled, however. Mayor Penn was asked if the moratorium can be extended on multi- family development for 3-6 months. He said he will consider it.

Adjournment: Having no further business, the on-line/in-person Planning Commission meeting was adjourned.

Judy Horne - Secretary

Robert Mann - Chair

City of Farmington, Arkansas

Application for Variance/Waiver



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/Board of Adjustment until all information is furnished.

Applicant: <u>Blew & Associates</u>	Day phone: <u>(479) 443-4506</u>
Address: <u>5104 S. Pinnacle Hills Pkwy, Ste. 1-C Rogers, AR 72758</u>	Fax: _____
Representative: <u>Jorge Du Quesne</u>	Day phone: <u>(479) 443-4506</u>
Address: <u>5104 S. Pinnacle Hills Pkwy, Ste. 1-C Rogers, AR 72758</u>	Fax: _____
Property Owner: <u>MRS Enterprises, LLC</u>	Day phone: <u>(479) 445-2571</u>
Address: <u>PO Box 397, Farmington, AR 72730</u>	Fax: _____

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

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

Property description: Parcel 001-12506-002
 Site address: *See attached sheet
 Current zoning: AG/SF Residential 1 unit/Acre

Attach legal description and site plan (a scaled drawing of the property showing accurate lot lines, surrounding zoning, adjacent owners and a north arrow is required.) Attach photos if they are helpful in describing your request.

Type of variance requested and reason for request:

Street Improvements Variance

Responsibilities of the Applicant:

1. Complete application and pay a \$25.00 application fee.
2. Provide a copy of the deed for the property. If the property is rented, provide written permission from the owner that the variance is allowable.
3. Written authorization from the property owner if someone other than the owners will be representing the request.
4. Publish the following notice in a newspaper of general circulation in the City no later than 7 days prior to the meeting, A copy of the proof of publication from the newspaper must be provided to the City 3 days before the meeting:

NOTICE OF PUBLIC MEETING

A petition for a variance at the property described below has been filed with the City of Farmington on the 23rd day of November, 2021.

PLACE LEGAL DESCRIPTION HERE AND DESCRIPTION OF THE VARIANCE HERE

A public meeting to consider this request for variance at the above described property will be held on 28th day of December, 2021, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

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.*

Catey Stohley Date 12 Nov 2021
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 the agent is authorized to act on their behalf.)*

Melissa Sims Date 11/12/2021
Owner/Agent Signature



Bethel Elm Vic. Map

BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS



N.T.S.

Project Number:
21-3956

Certificate of Authorization № 1534

Date: 08/20/2021

AFFIDAVIT OF PUBLICATION

I, Brittany Smith, solemnly swear that I am the Accounting Legal Clerk for the Northwest Arkansas Newspapers, LLC, and I do solemnly swear that the attached advertisement:

Blew & Associates
PH City of Farmington

was published in the following weekly paper(s):

X Washington County Enterprise Leader

Of general and bona fide circulation in Washington County, Arkansas

Date(s) of Publication: December 8, 2021

Publication Charges: \$59.00

Brittany Smith
Brittany Smith

Subscribed and sworn to before me
This 8 day of Dec, 2021.

Cathy Wiles
Notary Public
My Commission Expires: 2/2/24

****NOTE****
Please do not pay from Affidavit.
Invoice will be sent.

Cathy Wiles
Benton County
NOTARY PUBLIC - ARKANSAS
My Commission Expires 02-20-2024
Commission No. 12397118

NOTICE OF PUBLIC HEARING
A petition for Variance for Street Improvements for the property as described below has been filed with the city of Farmington on the 23rd day of November 2021. A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A SET MAG NAIL FOR THE NORTHWEST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S87°36'29"E 1309.13' TO A FOUND RAILROAD SPIKE FOR THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT, THENCE S02°18'05"W 831.36' TO AND EXISTING 5/8" REBAR, THENCE N88°01'58"W 1312.27' TO A POINT ON THE WEST LINE OF SAID FORTY ACRE TRACT, FROM WHICH AN EXISTING 1/2" REBAR BEARS S88°01'58"E 30.28', THENCE N02°30'51"E 841.08' TO THE POINT OF BEGINNING/ CONTAINING 25.16 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.
A public hearing to consider this Variance will be held on the 28th day of December, 2021, at six o'clock p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend. A limited number of people will be allowed in the meeting room. The public hearing will also be available by Zoom. Information to access the Zoom meeting can be found on the City of Farmington Planning Commission website as well as the City of Farmington Facebook Page.
75489236 Dec. 8, 2021

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: Blew & Associates, P.A. Day Phone: (479) 443-4506
5104 S. Pinnacle Hills Pkwy
 Address: Suite 10, Rogers AR Fax: (479) 582-1883
 Representative: _____ Day Phone: _____
 Address: _____ Fax: _____
 Property Owner: MRS Enterprises, LLC Day Phone: (479) 445-2571
797 N. Salem Rd, Ste 210
 Address: Fayetteville, AR 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 #
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Describe Proposed Property In Detail (Attach additional pages if necessary)

Property Description

Site Address -- SE of intersection of Little Elm Rd & Bethel Blacktop Rd.
 Current Zoning -- AG/SF Residential 1 unit per Acre
 Attach legal description

Financial Interests

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

MRS Enterprises 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.


 Applicant Signature _____ Date 9/21/2021

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.)

Melissa Sims
 Owner/Agent Signature _____ Date 9/21/2021

LSD/Subdivision Application Checklist:

	Yes	No	N/A, why?
1. Completed application form which includes: name and address of person preparing application, name and address of property owner, including written, notarized documentation to verify that the applicant has permission to locate on property, zoning district, size of property, postal address and tax parcel number.	X		
2. Payment of application fee.	X		
3. A descriptive statement of the objective(s) for the new facility or material modification and the need for the type of facility and/or capacity requirements.	X		
4. Fifteen (15) copies of the site plan folded to a size of no greater than 10" X 10 1/2 ".	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		
7. Proof of publication of public hearing notice, should be published a minimum of 10 days prior to planning commission meeting (proof must be provided at least 7 days prior to the meeting).	X		
The Following Shall Appear on the Site Plan:			
1. Names, addresses and telephone numbers of the record owners, applicant, surveyor, architect, engineer and person preparing the plat.	X		
2. Names, addresses and property lines and zoning of all property owners adjacent to the exterior boundaries of the project including across streets and rights of way shall be located at the general location of their property.*	X		
3. North arrow, graphic scale, acreage, date of preparation, zoning classification and proposed use.	X		
4. Complete and accurate legend.	X		
5. Title block located in the lower right hand corner indicating the name and type of project, scale, firm or individual preparing drawings, date and revision.	X		
6. Note regarding wetlands determination, if any. Note if Army Corps of Engineers determination is in progress.	X		
7. Written legal description. (If the project is in more than one tract the legal for each individual tract must be provided.)	X		
8. P.O.B. from a permanent well-defined reference point, P.O.B. must be clearly labeled.	X		
9. Clear representation of the FEMA Designated 100-year Floodplain and or Floodway and base flood elevations. Reference the FIRM panel number and effective date and the Corps of Engineers Flood Hazard Study.	X		
10. Status of regulatory permits:			
a. NPDES Storm water Permit			X
b. 404 Permit			X
c. Other			X
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		

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.			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.			
2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project.			
3. The location of known existing or proposed ground leases or access agreements, if known. (e.g. shared parking lots, drives, areas of land that will be leased.)			
4. The location of all known potentially dangerous areas, including areas subject to flooding, slope stability, settlement, excessive noise, previously filled areas and the means of mitigating the hazards (abatement wall, signage, etc.)			X
5. The boundaries, acreage and use of existing and proposed public area in and adjacent to the project. If land is to be offered for dedication for park and recreation purposes it shall be designated.			X
6. For large scale residential development, indicate the use and list in a table the number of units and bedrooms.			X
7. For non-residential use, indicate the gross floor area and if for multiple uses, the floor area devoted to each type of use. (Large Scale Developments only.)			X
8. The location and size of existing and proposed signs, if any.			X
9. Location and width of curb cuts and driveways. Dimension all driveways and curb cuts from side property line and surrounding intersections.			X
10. Location, size, surfacing, landscaping and arrangement of parking and loading areas. Indicate pattern of traffic flow; include a table showing required, provided and handicapped accessible parking spaces. (Large Scale Developments only.)			X
11. Location of buffer strips, fences or screen walls, where required (check the zoning ordinance).			X
12. Location of existing and proposed sidewalks.	X		
13. Finished floor elevation of existing and proposed structures.			X
14. Indicate location and type of garbage service (Large Scale			X

Type: REAL ESTATE
Kind: WARRANTY DEED
Recorded: 6/15/2021 2:24:44 PM
Fee Amt: \$25.00 Page 1 of 3
Washington County, AR
Kyle Sylvester Circuit Clerk

File# 2021-00022739

After recording please return to:
Waco Title Company
2592 S. 48th St.
Springdale, AR 72762

**WARRANTY DEED
(UNMARRIED)**

File #: 2108005-131

KNOW ALL MEN BY THESE PRESENTS:

That I, **David G. Johnson**, an unmarried person, hereinafter called GRANTOR, for and in consideration of the sum of ---ONE AND 00/100--- DOLLARS---(\$1.00)---and other good and valuable consideration in hand paid by **MRS Enterprises LLC**, an Arkansas limited liability company, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the said **MRS Enterprises LLC**, an Arkansas limited liability company, hereinafter called GRANTEE(S) and unto its successors and assigns forever, the following lands lying in Washington County, Arkansas to-wit:

Part of the NW 1/4 of the NW 1/4 of Section 33, Township 16 North, Range 31 West Washington County, Arkansas, Beginning 495 feet North of the Southwest corner of the Northwest 1/4 of the Northwest 1/4; thence North 825 feet to the North line of the Northwest 1/4 of the Northwest 1/4; thence East 1320 feet to the East line of the Northwest 1/4 of the Northwest 1/4; thence South 825 feet; thence West 1320 feet to the point of beginning, containing 25 acres, more or less.

**Subject to easements, rights-of-way, and protective covenants of record, if any.
Subject to all prior mineral reservations and oil and gas leases.**

TO HAVE AND TO HOLD the same unto the said Grantee(s) and unto its successors and assigns forever, with all appurtenances thereunto belonging. And I hereby covenant with said Grantee(s) that I will forever warrant and defend the title to the said lands against all claims whatsoever.

Prepared under the supervision of
Brian Blackman, Attorney
2592 S. 48th St.
Springdale, AR. 72762

WITNESS my hand and seal on this 14 day of June, 2021.

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: _____

GRANTEE'S ADDRESS: _____

David G. Johnson
David G. Johnson

ACKNOWLEDGMENT

STATE OF AR)
COUNTY OF Washington) SS.

BE IT REMEMBERED, that on this day came before the undersigned, a Notary Public, duly commissioned, qualified and acting, within and for the said County and State, and appeared in person the within named **David G. Johnson** known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that he had so signed, executed and delivered said instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 14 day of June, 2021.

Em Carter
Notary Public

My commission expires:
6.13.23

OFFICIAL SEAL
EMBER CARTER
NOTARY PUBLIC, ARKANSAS
WASHINGTON COUNTY
COMMISSION #12394422
COMMISSION EXP. 06/13/2023



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: 2108005-131

Grantee: MRS ENTERPRISE LLC
Mailing Address: PO BOC 397
FARMINGTON AR 727300000

Grantor: DAVID G. JOHNSON
Mailing Address: 16381 W. BATTLEFIELD RD.
PRAIRIE GROVE AR 727530000

Property Purchase Price: \$1,000,000.00
Tax Amount: \$3,300.00

County: WASHINGTON
Date Issued: 06/15/2021
Stamp ID: 168929280

Washington County, AR
I certify this instrument was filed on
6/15/2021 2:24:44 PM
and recorded in REAL ESTATE

File# 2021-00022739
Kvle Sylvester - 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): MRS Enterprise LLC

Grantee or Agent Name (signature): WACO Title as Agent Date: JUN 15 2021

Address: _____

City/State/Zip: _____

AFFIDAVIT OF PUBLICATION

I, Brittany Smith, solemnly swear that I am the Accounting Legal Clerk for the Northwest Arkansas Newspapers, LLC, and I do solemnly swear that the attached advertisement:

Blew & Associates
PH City of Farmington

was published in the following weekly paper(s):

X Washington County Enterprise Leader

Of general and bona fide circulation in Washington County, Arkansas

Date(s) of Publication: October 27, 2021

Publication Charges: \$58.50

Brittany Smith
Brittany Smith

Subscribed and sworn to before me
This 27 day of Oct, 2021.

Cathy Wiles
Notary Public
My Commission Expires: 2/20/24

Cathy Wiles
Benton COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires 02-20-2024
Commission No. 12397118

****NOTE****

Please do not pay from Affidavit.
Invoice will be sent.

NOTICE OF PUBLIC

A petition for Preliminary Plat for the property as described below has been filed with the city of Farmington on the 21st day of September 2021.

A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A SET MAG NAIL FOR THE NORTHWEST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S87°36'29"E 1309.13' TO A FOUND RAILROAD SPIKE FOR THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT, THENCE S02°18'05"W 831.36' TO AND EXISTING 5/8" REBAR, THENCE N88°01'58"W 1312.27' TO A POINT ON THE WEST LINE OF SAID FORTY ACRE TRACT, FROM WHICH AN EXISTING 1/2" REBAR BEARS S88°01'58"E 30.28', THENCE N02°30'51"E 841.08' TO THE POINT OF BEGINNING/ CONTAINING 25.16 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

A public hearing to consider this Preliminary Plat will be held on the 22nd day of November 2021, at six o'clock p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend. A limited number of people will be allowed in the meeting room. The public hearing will also be available by Zoom. Information to access the Zoom meeting can be found on the City of Farmington Planning Commission website as well as the City of Farmington Facebook Page.

75480051 Oct. 27, 2021

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

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

Location: Southeast of the intersection of Little Elm Rd and Bethel Blacktop Rd

Owned By: MRS Enterprises LLC

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

A public hearing on said application will be held by the Farmington Planning Commission at
Farmington City Hall, 354 W. Main St. on November 22nd, 2021, at 6:00 p.m.

All parties interested in the 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. A limited number of people will be allowed in the meeting room. The public hearing will also be available by Zoom. Information to access the Zoom meeting can be found on the City of Farmington Planning Commission website as well as the City of Farmington Facebook page.

7020 2450 0001 8197 3740

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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

Fayetteville, AR 72702

Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$3.05
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.58
Total Postage and Fees	\$7.38

0718
03

Postmark
Here

10/20/2021

Sent To
Street and Apt. No., or PO Box No. Ozark Electric Cooperative Corp
PO Box 848
City, State, ZIP+4® Fayetteville, AR 72702-0848

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

7020 2450 0001 8197 3764

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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

Farmington, AR 72730

Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$3.05
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.58
Total Postage and Fees	\$7.38

0718
03

Postmark
Here

10/20/2021

Sent To
Street and Apt. No., or PO Box No. Silva, Mark W & Debra D
12198 Little Elm Rd
City, State, ZIP+4® Farmington, AR 72730-9604

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

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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	\$0.58
Total Postage and Fees	\$7.38

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Sent To
Street and Apt. No., or PO Box No. Benish, Roger D & Debbie K
11199 Shumate Crossing
City, State, ZIP+4® Farmington, AR 72730-8793

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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

Postage	\$0.58
Total Postage and Fees	\$7.38

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Sent To
Street and Apt. No., or PO Box No. Bethel Blacktop Road LLC
PO Box 144
City, State, ZIP+4® Farmington, AR 72730-0144

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Extra Services & Fees (check box, add fee as appropriate)	\$3.05
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.58
Total Postage and Fees	\$7.38

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Sent To
Street and Apt. No., or PO Box No. Fritz, Bob & Mary
PO Box 63
City, State, ZIP+4® Farmington, AR 72730-0063

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

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Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$3.05
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.58
Total Postage and Fees	\$7.38

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Sent To
Street and Apt. No., or PO Box Trade Mark Homes LLC
PO Box 1527
City, State, ZIP+4® Farmington, AR 72730-1527

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

7020 2450 0001 8197 3689

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Certified Mail Fee	\$3.75	0718
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Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.58	
Total Postage and Fees	\$7.38	

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10/20/2021

Sent To: Percy, Timothy L & Jo-Anne
 Street and Apt. No., or PO Box: 13160 Bethel Blacktop Rd
 City, State, ZIP+4®: Farmington, AR 72730-9725

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

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OFFICIAL USE

Certified Mail Fee	\$3.75	0718
\$	\$3.05	03
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	
Postage	\$0.58	
Total Postage and Fees	\$7.38	

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10/20/2021

Sent To: PRA LLC
 Street and Apt. No., or PO Box: PO Box 776
 City, State, ZIP+4®: Prairie Grove, AR 72753-0776

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Farmington, AR 72730

OFFICIAL USE

Certified Mail Fee	\$3.75	0718
\$	\$3.05	03
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.58	
Total Postage and Fees	\$7.38	

Postmark Here

10/20/2021

Sent To: Grant, Eugene G & Patsy L
 Street and Apt. No., or PO Box: PO Box 62
 City, State, ZIP+4®: Farmington, AR 72730-0062

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

7020 2450 0001 8197 3719

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Farmington, AR 72730

OFFICIAL USE

Certified Mail Fee	\$3.75	0718
\$	\$3.05	03
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.58	
Total Postage and Fees	\$7.38	

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10/20/2021

Sent To: Mullen, Terry L & Cathy A
 Street and Apt. No., or PO Box: 13082 Bethel Blacktop Rd
 City, State, ZIP+4®: Farmington, AR 72730-9711

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

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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	
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.58	
Total Postage and Fees	\$7.38	

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10/20/2021

Sent To: Phillips, Loy R Jr
 Street and Apt. No., or PO Box: 13074 Bethel Blacktop Rd
 City, State, ZIP+4®: Farmington, AR 72730-9711

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

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\$	\$3.05	03
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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.58	
Total Postage and Fees	\$7.38	

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10/20/2021

Sent To: Patterson, Chester Ells & Peggy
 Street and Apt. No., or PO Box: 13042 Bethel Blacktop Rd
 City, State, ZIP+4®: Farmington, AR 72730-9711

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

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Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$3.05
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

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Postmark
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10/20/2021

Postage	\$0.58
Total Postage and Fees	\$7.38

Sent To
Cale, Jennifer K & Marty E
Street and Apt. No., or PO Box No. 13229 Bethel Blacktop Rd
City, State, ZIP+4® Farmington, AR 72730-9721

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

7020 2450 0001 8197 381A

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Farmington, AR 72730

Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$3.05
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

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Postage	\$0.58
Total Postage and Fees	\$7.38

Sent To
Lots 102 Holdings LLC
Street and Apt. No., or PO Box No. PO Box 1496
City, State, ZIP+4® Farmington, AR 72730-1496

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

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Farmington, AR 72730

Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$3.05
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

0718
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Postmark
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10/20/2021

Postage	\$0.58
Total Postage and Fees	\$7.38

Sent To
Clévenger, Michael C & Debra K
Street and Apt. No., or PO Box No. 12421 Little Elm
City, State, ZIP+4® Farmington, AR 72730-8724

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

NOTICE OF PUBLIC HEARING

A petition for Variance for Street Improvements for the property as described below has been filed with the city of Farmington on the 23rd day of November 2021.

A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A SET MAG NAIL FOR THE NORTHWEST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S87°36'29"E 1309.13' TO A FOUND RAILROAD SPIKE FOR THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT, THENCE S02°18'05"W 831.36' TO AND EXISTING 5/8" REBAR, THENCE N88°01'58"W 1312.27' TO A POINT ON THE WEST LINE OF SAID FORTY ACRE TRACT, FROM WHICH AN EXISTING 1/2" REBAR BEARS S88°01'58"E 30.28', THENCE N02°30'51"E 841.08' TO THE POINT OF BEGINNING/ CONTAINING 25.16 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

A public hearing to consider this Variance will be held on the 28th day of December 2021, at six o'clock p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend. A limited number of people will be allowed in the meeting room. The public hearing will also be available by Zoom. Information to access the Zoom meeting can be found on the City of Farmington Planning Commission website as well as the City of Farmington Facebook Page.

BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS

City of Farmington
354 W. Main
P.O. Box 150
Farmington, AR 72730

September 21, 2021

SUBJECT: Bethel Elm Subdivision
Little Elm Road & Bethel Blacktop Road
Washington County, Arkansas
Within the Farmington City Planning Area for the County

Developer: MRS Enterprises
Melissa Sims
P.O. Box 397
Farmington, Aransas 72730

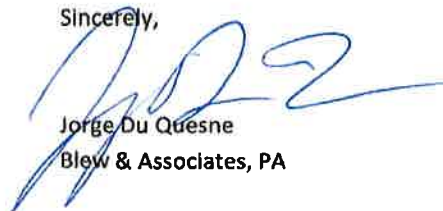
Representative: Blew & Associates, P.A.
Jorge Du Quesne Jr., P.E.
5104 S. Pinnacle Hills Pkwy, Ste. 1C
Rogers, Arkansas 72758

To Whom It May Concern:

On behalf of MRS Enterprises, c/o Mrs. Melissa Sims, please find included with this project narrative the Application for Bethel Elm Subdivision, application fee, & Preliminary Plat.

The proposed subdivision consists of (12) single-family residential lots of varying in size from 1-acre to 3-acres with a total project size of 25.16 acres. The project will be located Southeast of the intersection of Bethel Blacktop Road and Little Elm Road. The property vacant property as shown on the survey. Right-of-way dedication will occur on this plat for both Bethel Blacktop Road and Little Elm Road. Per conversations with Washington County and City of Farmington staff, there are no right-of-way improvements required for this project except for 4-foot sidewalks at the Right of Way Line. Each lot will be responsible for obtaining individual drive permits for the (6) new drives to connect to Bethel Blacktop Road and (6) new drives to connect to Little Elm Road. The current zoning is AG/SF RES-1 and will not require special use permits for residences due to the size of the proposed lots. The lots will utilize the waterline along Bethel Blacktop Road and Little Elm road for services. Each lot will have septic systems for sanitary treatment.

Sincerely,



Jorge Du Quesne
Blew & Associates, PA

Water & Environmental Testing of NWA, LLC

PO Box 790
West Fork, Ar 72774

Trademark Homes
Bethel Blacktop and Little Elm Rd
Parcel# 001-12506-002
Farmington, Arkansas

August 14, 2021

To Whom It May Concern,

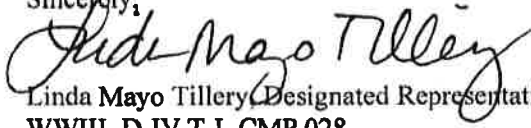
Upon inspection of the property named above containing 25+/- acres in Washington County, pits were dug around the property to determine Septic System sites for 13 lots. Linear needed is based on 4 bedrooms and 10' centers for the lines.

Lot #	Pit #	Brief SWT	Moderate SWT	Long SWT	Adj SWT	Loading rate	Linear needed
1	1		21		21	0.40	562
1	2		23		23	0.49	460
2	3		21		21	0.40	562
2	4		21		21	0.40	562
3	5		22	32	27	0.34	662
3	6			29	29	0.39	577
4	7		20		20	0.35	644
4	8		21		21	0.40	562
5	9		20		20	0.35	644
5	10	20	22		21	0.40	562
6	11		20		20	0.35	644
6	12	22	27		25	0.59	382
7	13	22	27		25	0.59	382
7	14	22	27		25	0.59	382
8	15	22	27		25	0.59	382
8	16	22	27		25	0.59	382
9	17	22	27		25	0.59	382
9	18	22	27		25	0.59	382
10	19	23	28		26	0.64	352
10	20	22	27		25	0.59	382
11	21	22	27		25	0.59	382
11	22		27	38	33	0.48	470
12	23		29	32	30	0.41	550
12	24		24		24	0.54	418

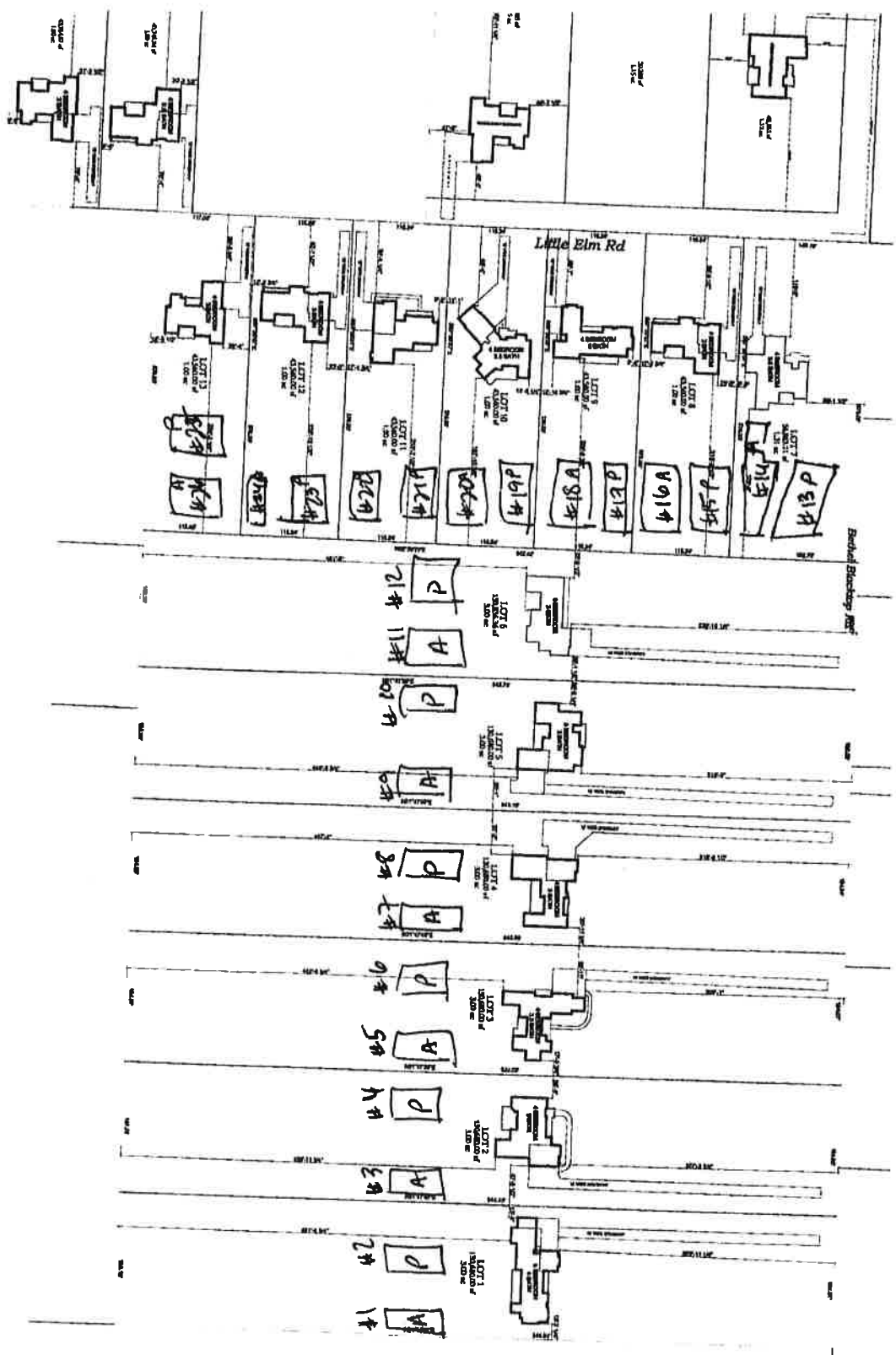
13	25		24		24	0.54	418
13	26		24		24	0.54	418

Soils will be reviewed by Kyle Kreivens for Subdivision Plan Review and then his letter and the completed plat submitted to Little Rock Engineering for final approval. If you have any questions, please call 479-466-6117.

Sincerely,



Linda Mayo Tillery, Designated Representative
WWIII, D-IV, T-I, CMP 028



1 SITE PLAN
 1/8" = 1'-0"
 SCALE 1" = 50'

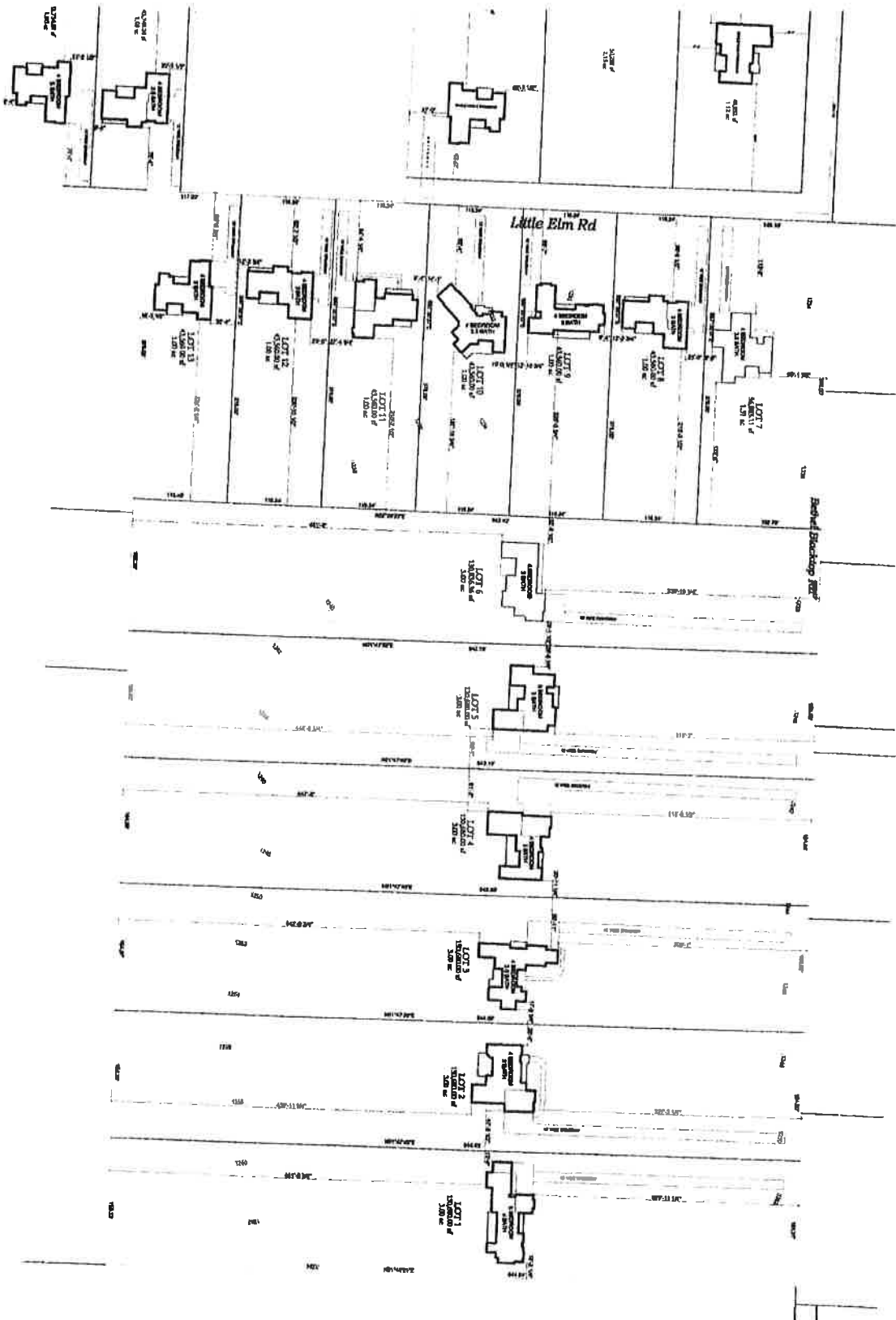
BEO
 11/12/24



BETHEL ELM

VARICS

1
 Lots 1-13
 Address
 Farmington, JCT



1. TORO STEELMAN
 6500 SOUTHWEST 80TH



BETHEL ELM

VARIES

Lots 1-13
 Address
 Farmington, MS

BEOC
 11111
 2017



CITY OF FARMINGTON

354 W Main ST, Farmington, AR 72730

TRANSACTION #	10982872-9497
DATE	09/21/2021 12:46 PM
RESULT	APPROVED
TRANSACTION METHOD	CASH
TRANSACTION TYPE	SALE
REFERENCE NUMBER	CK #1394 DEVELOPMENT FEES - TECH PLAT BETHLE/LITTLE ELM

1 × Development Fee	\$2,000.00
Subtotal	\$2,000.00

TOTAL (USD)	\$2,000.00
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Receipt sent via SwipeSimple, powered by CardFlight

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Bethal Elm



Date: 10/04/2021

City: Farmington

Subdivision Name: Bethal Elm

General Comments:

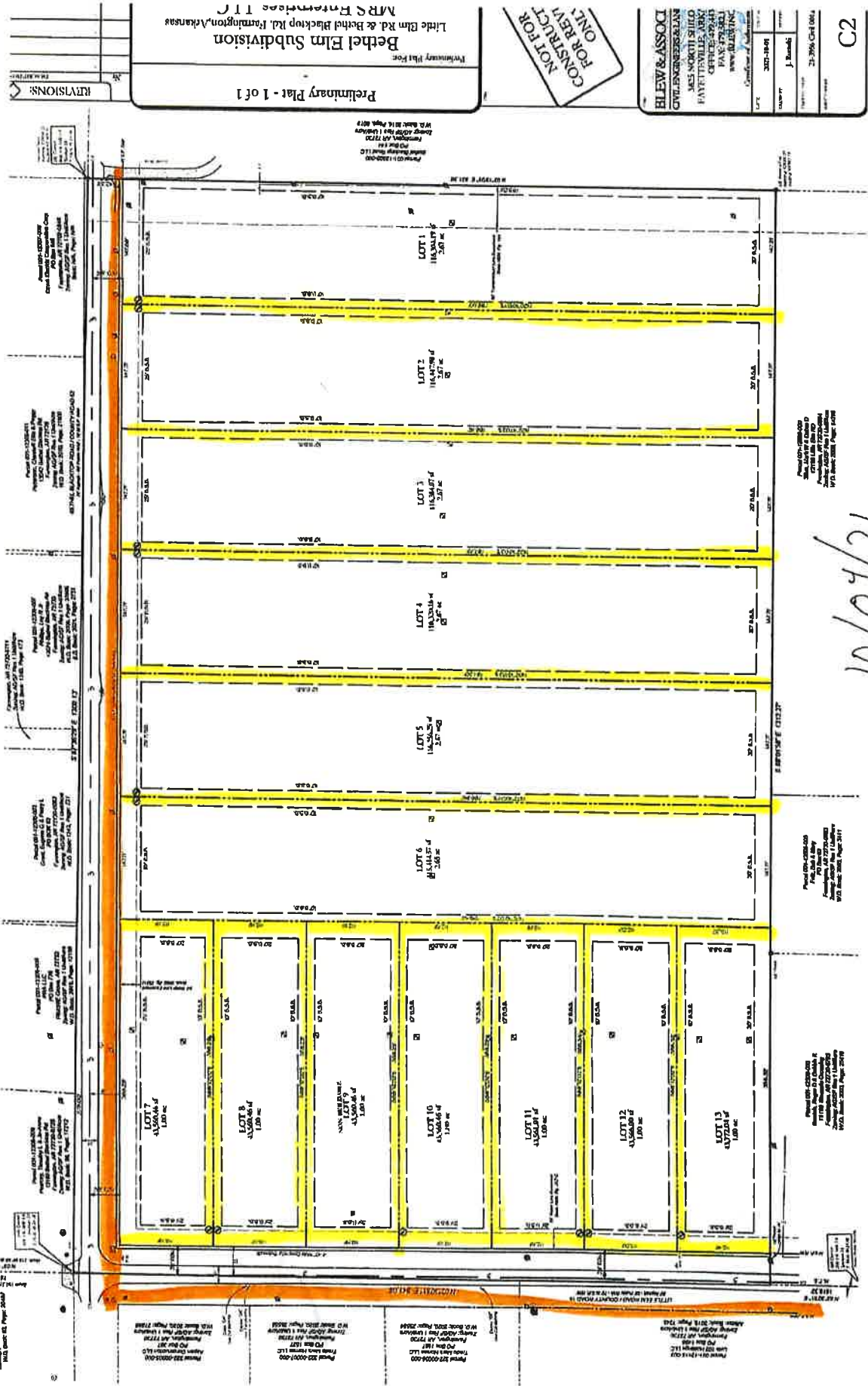
1. Any relocation of existing facilities or extension of line that has to be built specifically to feed the subdivision will be at full cost to the developer.
2. All lot corners must be marked with stakes clearly identifying the lot number and all utility easement widths and road crossing requirements will be defined on the plat before Ozarks will begin construction.
3. All off site easements that are needed for Ozarks to extend electrical service to the subdivision property must be obtained by developer and easement documentation provided to Ozarks before work begins. On site easements must be shown on plat and recorded with the county.
4. All conduits placed for the road crossings will be installed by the developer and must be 4 inch schedule 40 conduits at 48 inch in depth at final grade and marked with a post to identify the end of conduits. Conduits must extend past the edge of any obstructions so that they are accessible during construction. The number of conduits at the crossing will be determined by each utility provider that will be using the conduits at the road crossing. (Bare minimum of 5 Pipes)
5. Developer must provide Ozarks Electric with a Digital copy (AutoCAD) of the Final plat. All conduits for road crossings and specific widths of U.E., Lot size, St. Light location and address to Lots must be shown on final plat before Ozarks Electric will sign the final plat.
6. Subdivisions will be built using Ozarks Electric Policy 45 (Developer is responsible for a percentage of the total cost of construction which is determined at the time the engineering design for electrical service) There will be extra charges to the Developer when extra time or materials are used for rock trenching, boring, select material bedding, shoring, dewatering, re-sodding , etc.
9. All Utility Easements to be cleared of all trees, brush, dirt piles, buildings and debris so that the easement is accessible with equipment. If easement is not cleared developer may be subject to extra charges.
10. Developer must notify Staking Tech. if they are interested in Ozarks Street Lights or if they will be installing their own. If interested in Ozarks Street Light a picture will be provided if asked. Will need St. Light location on final plat. If developer decide to go with their own contact Cooperative representative below.
11. Please contact Ozarks Electric when construction begins on subdivision and again when construction is within three months of completion.

Wes Mahaffey At (479)263-2167 or wmahaffey@ozarksecc.com

Additional Comments:

20ft. Ut.

30ft. U.E. Aloys Existing Line



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BetHEL Elm Subdivision
 Little Elm Rd. & Bethel Blacktop Rd., Farmington, Arkansas
 Preliminary Plat For
 MRS. ENTWISTLES, LLC

Preliminary Plat For

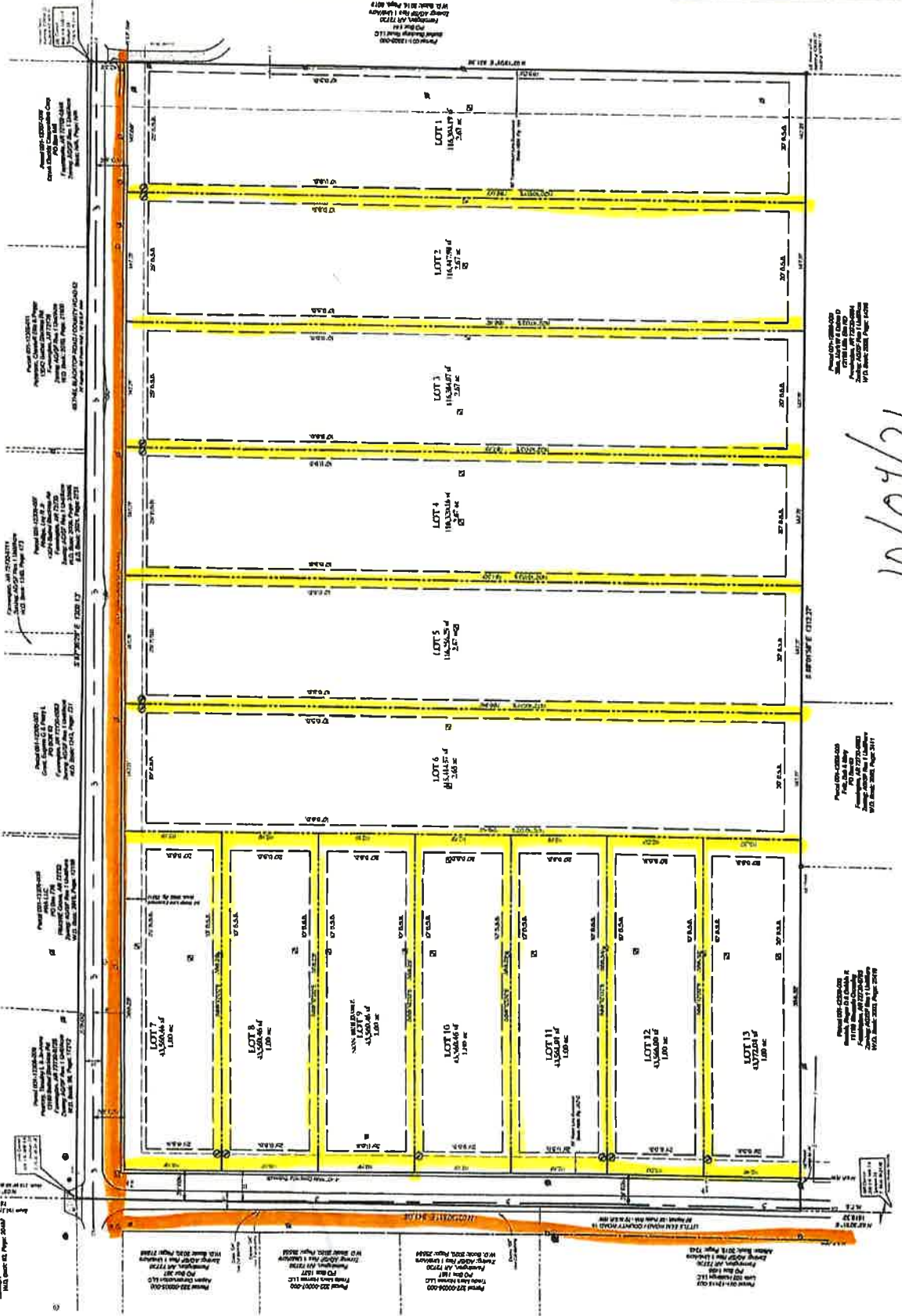
NOT FOR
 CONSTRUCTION
 ONLY

BLEW & ASSOCIATES
 CIVIL ENGINEERS & ARCHITECTS
 1005 NORTH STATE STREET
 FAYETTEVILLE, ARKANSAS 72701
 PHONE: (501) 477-2244
 FAX: (501) 477-2244
 WWW.BLEWONLINE.COM

DATE: 10/04/01
 DRAWN BY: J. BARNETT
 CHECKED BY: J. BARNETT
 PROJECT NO.: 21-2005-CR1-004

C2

REVISIONS:



10/04/01

10/04/01

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

Applicant: MRS Enterprises Date: 11/2/2021

Project Name: Bethel Elm Subdivision

Engineer/Architect: Blew & 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 engineer or the developer monthly.
2. The revised plan must be submitted by next Tuesday, the 9th by noon. The City requires 15 copies for planning commission. The Planning Commission needs only a site plan and a landscape plan. Plans must be folded with all sheets included in one set.
5. A revised copy of the plan and drainage plan should be delivered directly to Chris Brackett at his office. He will accept a digital version.
6. Planning Commission meeting will be **Monday, November 22, 2021, 6:00 pm**. We are doing in person meetings with limited numbers allowed in the room; we will also provide information for virtual meetings. A link for the meeting will be sent out closer to the date. Please watch our Facebook page and website for details.
7. An advertisement regarding the development should be in the paper no later than 15 days prior to the planning commission meeting. Proof of publication must be provided when it is available. The Democrat Gazette only publishes legal notices on Sunday and the Washington County Enterprise Leader is published on Wednesday. Please add a note on your publication and letters that the meeting is in person or through Zoom. **With this in mind, the ad must be in Sunday, November 7, 2021 to meet the deadline.**
8. Adjacent property owners must be notified by certified mail; receipts should be submitted by one week prior to the Planning Commission meeting. Please add a note on your letter that the meeting is in person, with limited attendance and through Zoom.

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

Applicant: MRS Enterprises, LLC

Date: October 5, 2021

Project Name: Bethel Elm Subdivision – Preliminary Plat

Engineer/Architect: Blew & Associates

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

Representing: City of Farmington

Name: Christopher B. Brackett, P. E.

1. Note that the instructions above say that the technical plat comments must be addressed prior to re-submission, and that a narrative for each comment must also be submitted along with the revised plat.
2. Show improvements Little Elm Road and Bethel Blacktop Road to Master Street Plan Standards or submit a variance of these requirements.
3. Add Street Lights at 300' spacing to the plat.
4. Add concrete trickle channels to the center of the detention pond to set the bottom of the pond. Add a note that the detention pond is to be sodded to the top of the bank.
5. Label Lot 9 as a drainage easement.
6. Add handicap ramps from the crosswalk on the southern leg of the Little Elm and Bethel Blacktop Road intersection. These ramps will most likely require culverts under them if the road improvements are waived. This development will be required to add ramps to both sides since it's the same owner as the development across the street.
7. Provide Health Department approval for the septic systems for this lot configuration.
8. Drainage Report: No comments

Bethal Elm



Date: 10/04/2021

City: Farmington

Subdivision Name: Bethal Elm

General Comments:

1. Any relocation of existing facilities or extension of line that has to be built specifically to feed the subdivision will be at full cost to the developer.
2. All lot corners must be marked with stakes clearly identifying the lot number and all utility easement widths and road crossing requirements will be defined on the plat before Ozarks will begin construction.
3. All off site easements that are needed for Ozarks to extend electrical service to the subdivision property must be obtained by developer and easement documentation provided to Ozarks before work begins. On site easements must be shown on plat and recorded with the county.
4. All conduits placed for the road crossings will be installed by the developer and must be 4 inch schedule 40 conduits at 48 inch in depth at final grade and marked with a post to identify the end of conduits. Conduits must extend past the edge of any obstructions so that they are accessible during construction. The number of conduits at the crossing will be determined by each utility provider that will be using the conduits at the road crossing. (Bare minimum of 5 Pipes)
5. Developer must provide Ozarks Electric with a Digital copy (AutoCAD) of the Final plat. All conduits for road crossings and specific widths of U.E., Lot size, St. Light location and address to Lots must be shown on final plat before Ozarks Electric will sign the final plat.
6. Subdivisions will be built using Ozarks Electric Policy 45 (Developer is responsible for a percentage of the total cost of construction which is determined at the time the engineering design for electrical service) There will be extra charges to the Developer when extra time or materials are used for rock trenching, boring, select material bedding, shoring, dewatering, re-sodding , etc.
9. All Utility Easements to be cleared of all trees, brush, dirt piles, buildings and debris so that the easement is accessible with equipment. If easement is not cleared developer may be subject to extra charges.
10. Developer must notify Staking Tech. if they are interested in Ozarks Street Lights or if they will be installing their own. If interested in Ozarks Street Light a picture will be provided if asked. Will need St. Light location on final plat. If developer decide to go with their own contact Cooperative representative below.
11. Please contact Ozarks Electric when construction begins on subdivision and again when construction is within three months of completion.

Wes Mahaffey At (479)263-2167 or wmahaffey@ozarksecc.com

Additional Comments:

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

Applicant: MRS Enterprises, LLC.

Date: 10/7/2021

Project Name: Bethel Elm Subdivision

Engineer/Architect: Blew & 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: PGTelco / Zing Broadband

Name: Shane Bell

Phone: 479-841-0980

Email: sbell@pgtc.com

PGTelco requests that the 25' Building Setbacks along Bethel Blacktop CR 62 and Little Elm CR 19 also be recorded as 25' Utility Easements.

Thanks

Received By: _____



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



Date: 10/5/21

William Hellard

Fire Chief

Farmington Fire Department

372 W Main St. Farmington, AR, 72730

Subject: Bethel Elm

C105.1 Hydrant Spacing

Due to the depth of the lots, an additional hydrant will need to be placed in the area of lot 3.

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

Applicant: MRS Enterprises Date: 10/7/2021

Project Name: Bethel Elm Subdivision

Engineer/Architect: Blew & 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 engineer or the developer monthly.
2. The revised plan must be submitted by next Tuesday, 12th by noon. The City requires 15 copies for planning commission. The Planning Commission needs only a site plan and a landscape plan. Plans must be folded with all sheets included in one set.
5. A revised copy of the plan and drainage plan should be delivered directly to Chris Brackett at his office. He will accept a digital version.
6. Planning Commission meeting will be **Monday, October 25, 2021 at 6:00 pm**. We are doing in person meetings with limited numbers allowed in the room; we will also provide information for virtual meetings. A link for the meeting will be sent out closer to the date. Please watch our Facebook page and website for details.
7. An advertisement regarding the development should be in the paper no later than 15 days prior to the planning commission meeting. Proof of publication must be provided when it is available. The Democrat Gazette only publishes legal notices on Sunday and the Washington County Enterprise Leader is published on Wednesday. Please add a note on your publication and letters that the meeting is in person or through Zoom. **With this in mind, the ad must be in Sunday, October 10, 2021 to meet the deadline.**
8. Adjacent property owners must be notified by certified mail; receipts should be submitted by one week prior to the Planning Commission meeting. Please add a note on your letter that the meeting is in person, with limited attendance and through Zoom.

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

Applicant: MRS Enterprises, LLC.

Date: 10/7/2021

Project Name: Bethel Elm Subdivision

Engineer/Architect: Blew & 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: Rick Brannell

No comments

Received By: _____

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

Applicant: MRS Enterprises, LLC

Date: 10-5-2021

Project Name: Bethel Elm Subdivision

Engineer/Architect: Blew & Associates, PA

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, AR

Name: Judy Horne, Planning Commission
479-267-1022 jhorne923@gmail.com

1. If a small neighborhood park is not a part of this subdivision, the landscape ordinance requires developer to pay \$600 X 12 buildable lots or \$7,200 to the Farmington City Parks & Development Fund. See XII. Dedication and Landscaping of Neighborhood Parks.

- 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.

2. It doesn't appear there will be a landscaped entryway into this subdivision. If an entryway is planned, see Article XI Landscaping of Residential Development Entryway(s) Sections A. through C. NOTE: These requirements apply *only* when developer *chooses* to incorporate an entryway into the residential plan.

Received By: _____

October 19, 2021

Washington County Senior Planner
2615 Brink Drive
Fayetteville, AR 72701
Sita Nanthavong

SUBJECT: Bethel Elm Subdivision

To Whom It May Concern:

City of Farmington Comments

Technical Plat Review – 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.**
 - Noted
- 2 **Show improvements Little Elm Road and Bethel Blacktop Road to Master Street Plan Standards or submit a variance of these requirements.**
 - Variance shall be completed and attached to submittal.
- 3 **Add Street Lights at 300' spacing to the plat.**
 - Streetlights added on Little Elm Rd. at shown locations, and noted to be attached to existing power poles along Bethel Blacktop Rd.
- 4 **Add concrete trickle channels to the center of the detention pond to set the bottom of the pond. Add a note that the detention pond is to be sodded to the top of the bank.**
 - Concrete trickle channel has been called out at detention pond/drainage easement, and note has been added to sod detention pond to the top of bank and all disturbed areas.
- 5 **Label Lot 9 as a drainage easement.**
 - Added drainage easement label to Lot 9.
- 6 **Add handicap ramps from the crosswalk on the southern leg of Little Elm and Bethel Blacktop Road intersection. These ramps will most likely require culverts under them if the road improvements area waived. This development will be required to add ramps to both sides since it's the same owner as the development across the street.**
 - Handicap ramp and truncated domes added from Northwest corner of sidewalk to Little Elm Rd. Culvert has not been added as there is a preexisting pipe leading off-site at this location.
- 7 **Provide Health Department approval for the septic systems for this lot configuration.**
 - Request for this information has been requested.
- 8 **Drainage report: No comments.**
 - Noted

Ozarks Electric Cooperative – Wes Mahaffey

- 1 Any relocation of existing facilities or extension of line that has to be built specifically to feed the subdivision will be at full cost to the developer.
 - Noted. Note added to Utility sheet C5.
- 2 All lot corners must be marked with stakes clearly identifying the lot number, and all utility easement widths and road crossing requirements will be defined before Ozarks will begin construction.
 - Noted. Note added to Utility sheet C5.
- 3 All off site easements that are needed for Ozarks to extend electrical service to the subdivision property must be obtained by developer and easement documentation provided to Ozarks before work begins. On site easements must be shown on plat and recorded with the county.
 - Noted. Note added to Utility sheet C5.
- 4 All conduits placed for road crossings will be installed by the developer and must be 4 inch schedule 40 conduits at 48 inch in depth at final grade and marked with a post to identify the end of conduits. Conduits must extend past the edge of any obstructions so that they are accessible during construction. The number of conduits at the crossing will be determined by each utility provider that will be using the conduits at the road crossing. (Bare minimum of 5 pipes)
 - Noted. Note added to Utility sheet C5.
- 5 Developer must provide Ozarks Electric with a Digital copy (AutoCAD) of the Final plat. All conduits for road crossings and specific widths of U.E., Lot size, St. Light location and address to Lots must be shown on final plat before Ozarks Electric will sign the final plat.
 - Noted.
- 6 Subdivisions will be built using Ozarks Electric Policy 45 (Developer is responsible for a percentage of the total cost of construction which is determined at the time the engineering design for electrical service) There will be extra charges to the Developer when extra time or materials are used for rock trenching, boring, shoring dewatering, re-sodding, etc.
 - Noted. Note added to Utility sheet C5.
- 7 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.
 - Noted. Note added to Utility sheet C5.
- 8 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@ozarsecc.com
 - Noted. Contact information added to cover sheet and note added to Utility sheet C5.

PGTelco / Zing Broadband – Shane Bell

- 1 PGTelco requests that the 25' Building Setbacks along Bethel Blacktop CR 62 and Little Elm CR 19 also be recorded as 25' Utility Easements.
 - 25' building setback has been modified to be recorded as 25' utility easement as well.

Fire Department – William Hellard

- 1 C105.1 – Due to the depth of the lots, an additional hydrant will need to (be) placed in the area of lot 3.
 - Fire hydrant had been added at boundary of lot 3 & 4.

Technical Plat Review – Melissa McCarville

- 1 Engineering Fees will accumulate as the development continues. We will bill the engineer or the developer monthly.
 - Noted.
- 2 The revised plan must be submitted by next Tuesday, 12th by noon. The City requires 15 copies for planning commission. The Planning Commission needs only a site plan and a landscape plan. Plans must be folded with all sheets included in one set.
 - Date has changed to November 9th.
- 3 A revised copy of the plan and drainage plan should be delivered directly to Chris Brackett at his office. He will accept a digital version.
 - Digital version shall be sent.
- 4 Planning Commission meeting will be Monday, October 25, 2021 at 6:00 pm. We are doing in person meetings with limited numbers allowed in the room; we will also provide information for virtual meetings. A link will be sent out closer to the date. Please watch our Facebook page and website for details.
 - Date has changed to November 22nd.
- 5 An advertisement regarding the development should be in the paper no later than 15 days prior to the planning commission meeting. Proof of publication must be provided when it is available. The Democrat Gazette only publishes legal notices on Sunday and the Washington County Enterprise Leader is published on Wednesday. Please add a note on your publication and letters that the meeting is in person or through Zoom. With this in mind, the ad must be in Sunday, October 10, 2021 to meet the deadline.
 - Date has changed to November 10th.
- 6 Adjacent property owners must be notified by certified mail; receipts should be submitted one week prior to the Planning Commission meeting. Please add a note on your letter that the meeting is in person, with limited attendance and through Zoom.
 - Noted.

Technical Plat Review – Rick Bramall

- 1 No Comments,
 - Noted.

Planning Commission – Judy Horne

- 1 If a small neighborhood park is not a part of this subdivision, the landscape ordinance requires developer to pay \$600 X 12 buildable lots or \$7200 to the Farmington City Parks & Development Fund. See XII. Dedication and Landscaping of Neighborhood Parks.
 - 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.
 - Noted.
- 2 It doesn't appear there will be a landscaped entryway into this subdivision. If an entryway is planned, see Article XI Landscaping of Residential Development Entryway(s) Sections A, through C. NOTE: These requirements apply only when developer chooses to incorporate an entryway into the residential plan.
 - Noted.

Last sheet of comments depicts a markup of Sheet C2, showing that the 20 ft. setbacks between lots shall be used as utility easements as well.

- Added U.E. to B.S.B. locations between all lots.

Sincerely,



Jacob Rumski
Blew & Associates, P.A.

City of Farmington, Arkansas Application for Variance/Waiver



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/Board of Adjustment until all information is furnished.

Applicant: SCI Wireless Day phone: 214-771-1040
Address: 497 Ridge Point Drive, Heath, TX 75126 Fax: _____
Representative: Greg Ferris Day phone: 316-516-0808
Address: PO Box 573, Wichita, KS 67201 Fax: _____
Property Owner: J-Z Farmington LLC Day phone: 479-466-0661
Address: PO Box 258, Farmington, AR 72730 Fax: _____

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

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

Property description: Vacant Property
Site address: Approx 520' SE of Corner of N. Kimberley St. & Lossing St.
Current zoning: R1

Attach legal description and site plan (a scaled drawing of the property showing accurate lot lines, surrounding zoning, adjacent owners and a north arrow is required.) Attach photos if they are helpful in describing your request.

Type of variance requested and reason for request:

Allow a Telecommunications Tower that is a monopole to have an external antenna array and not internal antennas

Responsibilities of the Applicant:

1. Complete application and pay a \$25.00 application fee.
2. Provide a copy of the deed for the property. If the property is rented, provide written permission from the owner that the variance is allowable.
3. Written authorization from the property owner if someone other than the owners will be representing the request.
4. Publish the following notice in a newspaper of general circulation in the City no later than 7 days prior to the meeting, A copy of the proof of publication from the newspaper must be provided to the City 3 days before the meeting:

NOTICE OF PUBLIC MEETING

A petition for a variance at the property described below has been filed with the City of Farmington on the _____ day of _____, 20____.

PLACE LEGAL DESCRIPTION HERE AND DESCRIPTION OF THE VARIANCE HERE

A public meeting to consider this request for variance at the above described property will be held on _____ day of _____, 20____, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

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 _____
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 the agent is authorized to act on their behalf.)

_____ Date _____
Owner/Agent Signature



City of Farmington, AR Planning Commission

Application for a Variance/Waiver

Applicant: SCI Wireless and Tillman Infrastructure
497 Ridge Point Drive
Heath, TX 75126

Tenant: AT&T Wireless
308 S. Akard St., 19th Floor
Dallas, TX 75202

Landowner: J-Z Farmington LLC, Randolph J. Chick, Manager
PO Box 258
Farmington, AR 72730

Rep.: Greg Ferris, SCI Wireless
PO Box 573
Wichita, KS 67201

Site No.: 10554716

Location: A Part of the SE 1/4 of the SE 1/4 Sec. 22, Twp 16, R 31W Farmington, AR,
PIN: 760-01329-000, ID: 34601

Tillman Infrastructure LLC and SCI Wireless request that the Farmington Planning Commission grant a variance to Section 14.08.07 h. (i) (1) of the Farmington Code. This Section requires towers to be a monopole with internal antennas. The applicant requests this variance for the following reasons:

1. Internal antennas do not have the coverage capabilities of antenna arrays. The coverage needed by AT&T to adequately serve the area would be greatly diminished with internal antennas. If internal antennas are required, at least one additional tower will likely be needed to provide adequate coverage in Farmington.
2. Internal antennas limit a towers collocation ability. When there are internal antennas only one set of antennas can be set at each radius center. This means instead of up to

A Part of the SE 1/4 of the SE 1/4 Sec. 22, Twp 16, R 31W Farmington, AR

twelve antenna per rad center, there can only be three to six. A carrier must reserve two or three rad centers to be able to complete its coverage objectives. This means more towers will be required in Farmington to accomplish the same coverage as this tower would have with antenna arrays.

3. This particular area is heavily wooded and the tower is better buffered than other sites that may be in the area. Besides the RF coverage objectives, this site was selected because it could screen a large portion of the tower. Since it will be well hidden in the wooded area it has less of a profile than other areas. When looking from ground level, tall trees screen much of a tower.
4. The site is fairly well secluded from residential areas. All of the area to the west is a school. The property to the south is owned by the same owner as the subject property. The area to the immediate east and to the north are large lot residential developments that limits the number of properties that would see the top of the tower.

The Farmington Code places a heavy emphasis on collocation. The granting of this variance will allow at least three carriers to utilize the proposed tower. If internal antennas are used, it is very possible that only one carrier would use the tower. Based on this, and the other reasons listed, the applicant requests that the Planning Commission grant the variance.

NOTICE OF PUBLIC MEETING

A Telecommunications Permit at the property described below has been filed with the City of Farmington on the 23rd day of November, 2021.

PLACE LEGAL DESCRIPTION HERE AND DESCRIPTION OF THE VARIANCE HERE

A PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION TWENTY-TWO (22), TOWNSHIP SIXTEEN (16) NORTH, RANGE THIRTY-ONE (31) WEST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID 40 ACRE TRACT, SAID POINT BEING AN EXISTING ARKANSAS LAND SURVEY MONUMENT; THENCE NORTH 341.00 FEET TO A POINT; THENCE N58°28'W 44.5 FEET TO A POINT; THENCE N16°22'W 474.1 FEET TO A POINT; THENCE WEST 252.6 FEET TO A POINT; THENCE S00°44'31"E 542.88 FEET TO A POINT; THENCE S86°26'52"E 99.97 FEET TO A POINT; THENCE N62°58'46"E 35.1 FEET TO A POINT; THENCE S16°08'41"E 150.09 FEET TO A POINT; THENCE S18°29'23"E 27.6 FEET TO A POINT; THENCE S05°26'56"W 116.08 FEET TO A POINT; THENCE S89°57'31"E 246.58 FEET TO THE POINT OF BEGINNING, CONTAINING 5.74 ACRES, MORE OR LESS.

A public meeting to consider this request for variance at the above described property will be held on 28th day of December, 2021, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

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 Nov. 23, 2021

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 the agent is authorized to act on their behalf.)



Date Nov. 23, 2021

Owner/Agent Signature

NORTHWEST ARKANSAS Democrat Gazette

P.O. BOX 1601, FAYETTEVILLE AR 72702 • 479-742-7100 • FAX 479-695-7118 • WWW.NWAGAZETTE.COM

AFFIDAVIT OF PUBLICATION

I, Brittany Smith, do solemnly swear that I am the Accounting Legal Clerk of the Northwest Arkansas Democrat-Gazette, a daily newspaper printed and published in said County, State of Arkansas; that I was so related to this publication at and during the publication of the annexed legal advertisement the matter of: Notice 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.

Ferris Consulting
PH Variance

Was inserted in the Regular Edition on:
December 5, 2021

Publication Charges: \$161.12

Brittany Smith
Brittany Smith

Subscribed and sworn to before me Cathy Wiles
This 7 day of Dec, 2021. Benton COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires 02-20-2024
Commission No. 12397118

Cathy Wiles
Notary Public
My Commission Expires: 2/20/24

****NOTE**** Please do not pay from Affidavit
Invoice will be sent.

NOTICE OF PUBLIC MEETING
A petition for a variance at the property described below has been filed with the City of Farmington on the 23rd day of November, 2021.
PLACE LEGAL DESCRIPTION HERE AND DESCRIPTION OF THE VARIANCE HERE
A PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION TWENTY-TWO (22), TOWNSHIP SIXTEEN (16) NORTH, RANGE THIRTY-ONE (31) WEST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS-BEGINNING AT THE SOUTHEAST CORNER OF SAID 40 ACRE TRACT, SAID POINT BEING AN EXISTING ARKANSAS LAND SURVEY MONUMENT; THENCE NORTH 341.00 FEET TO A POINT; THENCE N58°28'W 44.5 FEET TO A POINT; THENCE N16°22'W 474.1 FEET TO A POINT; THENCE WEST 252.6 FEET TO A POINT-THENCE S00°44'3"E 542.88 FEET TO A POINT; THENCE S86°26'52"E 99.97 FEET TO A POINT; THENCE N62°58'46"E 35.1 FEET TO A POINT; THENCE S16°08'41"E 150.09 FEET TO A POINT; THENCE S18°29'23"E 27.6 FEET TO A POINT; THENCE S05°26'56"W 116.08 FEET TO A POINT; THENCE S89°57'31"E 246.58 FEET TO THE POINT OF BEGINNING, CONTAINING 5.74 ACRES. MORE OR LESS.
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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 Nov. 23, 2021
/s/ Greg Ferris
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 the agent is authorized to act on their behalf.
Date Nov. 23, 2021
/s/Greg Ferris
Owner/Agent Signature
75494816 Dec 5, 2021

7021 1970 0002 1183 3526

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

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

Farmington, AR 72730

Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$3.05
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.58
Total Postage and Fees	\$7.38



Sen: JON-ZOE PROPERTIES LLC
 Str: P O BOX 258
 Cit: FARMINGTON, AR 72730

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

7021 1970 0002 1183 3519

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

Postage	\$0.58
Total Postage and Fees	\$7.38



Sen: FARMINGTON CEMETERY ASSO
 Str: PO BOX 142
 Cit: FARMINGTON, AR 72730-0142

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

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Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$3.05
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.58
Total Postage and Fees	\$7.38



Sen: FARMINGTON PUBLIC SCHOOL
 DISTRICT 6
 Str: 42 S DOUBLE SPRING RD
 Cit: FARMINGTON, AR 72730

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

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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

Postage	\$0.58
Total Postage and Fees	\$7.38



Sen: JON-ZOE PROPERTIES LLC
 Str: P O BOX 258
 Cit: FARMINGTON, AR 72730

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

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Extra Services & Fees (check box, add fee as appropriate)	\$3.05
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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.58
Total Postage and Fees	\$7.38



Sen To: HAUENSTEIN, ALLEN
 Str: 63 ST JOHN PL
 Cit: FARMINGTON, AR 72730

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

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

Postage	\$0.58
Total Postage and Fees	\$7.38



Str: VON BERGEN, GUY R &
 LOREVIC M
 Str: 11512 GILES RD
 Cit: FARMINGTON, AR 72730

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

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Farmington, AR 72730

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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.58
Total Postage and Fees	\$7.38

Postmark Here **NOV 24 2021**

Sent To: **FARMINGTON PUBLIC SCHOOL DISTRICT 6**

City: **42 S DOUBLE SPRING RD FARMINGTON, AR 72730**

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Postmark Here **NOV 24 2021**

Sent To: **FARMINGTON PUBLIC SCHOOL DISTRICT 6**

City: **42 S DOUBLE SPRING RD FARMINGTON, AR 72730**

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.58
Total Postage and Fees	\$7.38

Postmark Here **NOV 24 2021**

Sent To: **JON-ZOE PROPERTIES LLC P O BOX 258 FARMINGTON, AR 72730**

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

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Farmington, AR 72730

OFFICIAL USE

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.58
Total Postage and Fees	\$7.38

Postmark Here **NOV 24 2021**

Sent To: **GARRISON, SHERRY E & TIMOTHY M PO BOX 1163 FARMINGTON, AR 72730**

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

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Farmington, AR 72730

OFFICIAL USE

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.58
Total Postage and Fees	\$7.38

Postmark Here **NOV 24 2021**

Sent To: **HAUENSTEIN, MARY ELIZABETH 63 ST JOHN PL FARMINGTON, AR 72730**

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

City of Farmington Application for a Telecommunications Permit

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: SCI Wireless Day Phone: 214-771-1040
Address: 497 Ridge Point Drive, Heath, TX 75126 Fax: _____
Representative: Greg Ferris Day Phone: 316-516-0808
Address: PO Box 573, Wichita, KS 67201 Fax: _____
Property Owner: J-Z Farmington LLC Day Phone: 479-466-0661
Address: PO Box 258, 72730 Fax: _____

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

Fee: A non-refundable review fee of \$2500 for co-location request and \$5000 for a new tower is required at the time the application is accepted.

Fee paid \$ 2000 (As told by City Staff) Date _____ Receipt # _____

Describe Proposed Property (Attach additional pages if necessary)

Property Description

Site Address — Approx 520' SE of Corner of N. Kimberley St. & Lossing St.

Current Zoning — R1

Property size (acres, square feet) — +/- 5.74 ac

Attach legal description:

Financial Interests

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

Randolph Chick, Manager J-Z Farmington LLC

Tillman Infrastructure LLC, Owner of Proposed Tower, and Lease Holder

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

[Signature]
Applicant Signature

Date Nov 23, 2024

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

[Signature]
Owner/Agent Signature

Date 11/10/2021

Telecommunications Permit Application Checklist:

Yes No N/A, why?

	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. The applicant shall provide documentation that substantiates the need for the new wireless telecommunications facility or a material modification of an existing facility to provide service. Such documentation shall include propagation studies of the proposed site and all adjoining planned, proposed, in-service sites and existing sites out of service that demonstrate a significant gap in coverage. If additional capacity is the objective, applicants shall include an analysis of current and projected usage. Such propagation studies (including all backup data and assumptions used) shall show signal propagation at the height of the proposed antenna(s) and at each increment of ten (10) feet lower, to require verification at each increment of the applicant's need for the proposed height.	✓		
5. Fifteen (15) copies of the site plan folded to a size of no greater than 10" X 10 ½ ".	✓		
6. List of adjacent property owners and copy of notification letter sent.	✓		
7. White receipts from post office and green cards from registered letters (at least 7 days prior to the meeting).			Copy of Letter included White & Green Cards Will be submitted
8. 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).			Copy of Public Notice Included. Proof of Publication will be Submitted
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:			NA No NPDES Required
a. NPDES Storm water Permit			"
b. 404 Permit			"
c. Other			"
11. Provide a benchmark, clearly defined with a precision of 1/100 th of a foot. This benchmark must be tied to NAVD 88 datum; Benchmarks include but are not limited to, the following: fire hydrant, manhole rim, drainage structure 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.	✓		
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.	✓		
Proposed Utilities			
1. Regarding all proposed storm sewer structures and drainage structures:			NA No Storm Sewer Structures
a. Provide structure location and types.			"
b. Provide pipe types and sizes.			
2. Regarding all proposed sanitary sewer systems			NA No Sanitary Sewer
a. Provide pipe locations, sizes and types.			"
b. Manhole locations.			
3. Note the occurrence of any previous sanitary sewer overflow problems on-site or in the proximity of the site			"
4. If a septic system is to be utilized, note that on the plat. Show the location and test data for all percolation tests.			"
5. Regarding all proposed water systems on or near the site:			NA No Water Required
a. Provide pipe locations, sizes and types.			
b. Note the static pressure and flow of the nearest hydrant.			"

c. Show the location of proposed fire hydrants, meters, valves, backflow preventers and related appurtenances.			"
6. All proposed underground or surface utility lines if determined: (this category includes but is not limited to telephone, electrical, natural gas and cable.)	✓		
a. Locations of all related structures.	✓		
b. Locations of all lines above and below ground.	✓		
c. A note shall be placed where streets will be placed under the existing overhead facilities and the approximate change in the grade for the proposed street.	✓		
7. The width, approximate locations and purposes of all proposed easements or rights-of-way for utilities, drainage, sewers, flood control, ingress/egress or other public purposes within and adjacent to the project.	✓		
Proposed and Existing Streets, Rights-of-way and Easements			
1. The location, widths and names (avoid using first names of people for new streets) of all existing and proposed streets, allies, paths and other rights-of-way, whether public or private within and adjacent to the project; private easements within and adjacent to the project; and the centerline curve data; and all curb return radii. Private streets shall be clearly identified and named.	✓		
2. A Layout of adjoining property sufficient detail to show the affect of proposed and existing streets (including those on the master street plan), adjoining lots and off-site easements. This information can be obtained from the Master Street Plan.	✓		
3. The location of all existing and proposed street lights (at every intersection, cul-de-sac and every 300 feet, and associated easements to serve each light.)			NA No Street Lights
Site Specific Information			
1. Provide a note describing any off site improvements.			None
2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project.			None
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.)			None
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.)			None
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.			None
6. For large scale residential development, indicate the use and list in a table the number of units and bedrooms.			NA Does not Apply
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.)			NA Does not Apply
8. The location and size of existing and proposed signs, if any.			No Signs
9. Location and width of curb cuts and driveways. Dimension all driveways and curb cuts from side property line and surrounding intersections.	✓		
10. Location, size, surfacing, landscaping and arrangement of	✓		

parking and loading areas. Indicate pattern of traffic flow; include a table showing required, provided and handicapped accessible parking spaces. (Large Scale Developments only.)			
11. Location of buffer strips, fences or screen walls, where required (check the zoning ordinance).	✓		
12. Location of existing and purposed sidewalks.			None
13. Finished floor elevation of existing and purposed structures.			None
14. Indicate location and type of garbage service (Large Scale Developments only.) Dimension turnaround area at dumpster location.			NA Does not Apply
15. A description of commonly held areas, if applicable.			None
16. Draft of covenants, conditions and restrictions, if any.			None
17. Draft POA agreements, if any.			None
18. A written description of requested variances and waivers from any city requirements.	✓		
19. Show required building setbacks for large scale developments. Provide a note on the plat of the current setback requirements for the subdivision. A variance is necessary from the Board of Adjustment for proposed setbacks less than those set forth in the zoning district.			NA Does not Apply
20. Preliminary drainage plan as required by the consulting engineer.			If required will be submitted with Building Permit Application
Telecommunications Structure Specific Information			
1. Location, size and height of all existing and proposed structures.	✓		
2. The type, locations and dimensions of all proposed and existing landscaping, and fencing.	✓		
3. The number and azimuth, size and center line height location of all proposed and existing antennas on the supporting structure.	✓		
4. The number and type of the antenna(s) proposed with a copy of the specification sheet.			Will be Submitted with Building Permit Application
5. The make, model, type and manufacturer of the tower and design plan stating the tower's capacity to accommodate multiple users.			Will be Submitted with Building Permit Application
6. A site plan describing the proposed tower and antenna(s) and all related fixtures, structures, appurtenances and apparatus, including height above preexisting grade, materials, color and lighting.			Will submit with Building Permit Application
7. The frequency, modulation and class of service of radio or other transmitting equipment.	✓		
8. The actual intended transmission power stated as the maximum effective radiated power in watts.	✓		
9. Verified documentation which proves that the wireless telecommunication facility with the proposed installation or modifications will be in full compliance with current RF emissions guidelines established by the FCC. If the new facility or proposed modifications are not categorically excluded (i.e., likely to cause exposure in excess of the FCC's	✓		

guidelines), a complete RF emissions study is required to provide verification.			
10. A copy of the FCC license applicable for the intended use of the wireless telecommunications facilities if the applicant is not licensed by the FCC.	✓		
11. A copy of the geotechnical sub-surface soils investigation, evaluation report and foundation recommendation for a proposed or existing tower site and if existing tower or water tank site, a copy of the installed foundation design.			Will submit with Building Permit Application
12. A copy of the City of Farmington business license.			The Contactor will file this when required by the Building Permit

**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.*

State of Arkansas
County of Washington

On this the 10 day of November, 2021, the undersigned notary, personally appeared Randolph J. Chick known to me (or satisfactorily proven) to be the person whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

Skye Main
Notary Public

My Commission expires: May 17 2031



State of Kansas
County of Sedgwick

On this the 24 day of November, 2021, the undersigned notary, personally appeared Gregory Ferris known to me (or satisfactorily proven) to be the person whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

Sarah Ehlen
Notary Public

My Commission expires: 10/31/22





11/18/2021

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

Re: RF Safety Inquiry

You have made inquiries to AT&T regarding RF Safety.

AT&T's RF Safety policy requires a qualified RF safety engineer, on a regular basis, to review AT&T's cell sites to ensure compliance with FCC RF safety rules. For some cell sites, particularly those on rooftops and other areas where antennas are easy to access, compliance with those rules may require the placement of barriers and/or signs. Barriers may be needed to restrict access to areas near antennas to insure that workers and the public are not exposed to RF energy in excess of maximum permissible levels. Signs may consist of Information only signs or Alerting signs, such as Notice, Caution, and Warning signs, which notify workers and the public that may have access to areas near the antennas of the presence and risks of RF energy. AT&T periodically conducts physical audits of its sites to facilitate continued compliance with RF Safety, including ensuring the continued presence and integrity of any installed barriers and/or signs. Where possible, these preventative measures should also be combined with locks at all access points.

Additionally, the FCC has written OET Bulletin 56 (Questions and Answers about Biological Effects and Potential Hazards of Radiofrequency Electromagnetic Fields), an excellent document on RF safety which can be downloaded from: <http://www.fcc.gov/encyclopedia/radio-frequency-safety>. Below are some typical questions and answers regarding RF Safety:

What are radiofrequency (RF) emissions?

Cellular and PCS base station antennas transmit and receive radio signals to and from wireless phones. These radio signals are radiofrequency (**RF**) emissions that are transmitted intermittently at very low power levels within radiofrequency bands that formerly included UHF television and now include cellular, PCS, public safety service, and other telecommunication services. AT&T Mobility's antenna facilities comply with the rules established by the Federal Communications Commission (**FCC**) to limit exposure to RF emissions from FCC-licensed antenna facilities.

Who is responsible for setting safety standards for radio signals from antenna facilities?

The National Environmental Policy Act of 1969 (**NEPA**) requires agencies of the Federal Government to evaluate the effects of their actions on the quality of the human environment. To meet its responsibilities under NEPA, the FCC has adopted requirements for evaluating the environmental impact of its actions, including the licensing and regulation of FCC-regulated transmitting antennas. One of several factors addressed by these requirements is human exposure to RF energy emitted by FCC-regulated transmitters.

In its 1996 *Report and Order* and its 1997 *Second Memorandum Opinion and Order* in ET Docket 93-62

(http://transition.fcc.gov/Bureaus/Engineering_Technology/News_Releases/1996/nret6010.txt),

the FCC established guidelines for evaluating the environmental effects of RF radiation. The FCC's primary jurisdiction is not in the health and safety area. Thus, the guidelines for Maximum Permissible Exposure (**MPE**) to RF emissions adopted by the FCC were derived from the recommendations of two expert organizations – the National Council on Radiation Protection and Measurements (**NCRP**) and the Institute of Electrical and Electronic Engineers (**IEEE**). The NCRP and IEEE exposure criteria were developed by expert scientists and engineers after extensive review of the scientific literature related to RF biological effects. The FCC also consulted with the Environmental Protection Agency (**EPA**), Food and Drug Administration (**FDA**), Occupational Safety and Health Administrations (**OSHA**), and National Institute for Occupational Safety and Health (**NIOSH**) and obtained their support for the guidelines the FCC is now using.

What are the RF safety standards for wireless antenna facilities?

The FCC rules define two exposure environments with MPE limits designed to provide a large margin of safety. The more restrictive **General Public** (or Uncontrolled) environment applies to locations where exposure to RF emissions of persons who have no knowledge or control of their exposure may occur. The MPE limits for this environment are 5 times more restrictive than those for the other environment, the **Occupational** (or Controlled) environment. The Occupational environment applies to locations where exposure to RF emissions may be incurred by persons who have been made fully aware of the potential for exposure and are able to exercise control over their exposure. MPE limits are normally expressed as power densities and are dependent upon the frequencies used for RF emissions. Power density is normally expressed as microwatts per square centimeter or milliwatts per square centimeter, where a microwatt is one-millionth of a watt and a milliwatt is one-thousandth of a watt. The chart below shows the most restrictive FCC MPE limits for each exposure environment in each of the three AT&T frequency bands.

FCC MPE Limits (milliwatts/square centimeter)			
Exposure Environment	AT&T Frequency Band		
	700 MHz	Cellular	PCS
General Public	0.47	0.58	1.0
Occupational	2.33	2.9	5.0

Is there a scientific basis for the FCC RF exposure standards?

Yes. The FCC RF exposure guidelines are based on exposure criteria recommended in 1986 by the NCRP and on the 1991 standard developed by the IEEE, which was later adopted as a standard by the American National Standards Institute (ANSI). These organizations are internationally recognized for their expertise in establishing radiation protection standards. The FCC rules constitute a consensus of the federal agencies responsible for public health, occupational safety, and the environment, including the EPA, FDA, OSHA, and NIOSH.

As the landlord, am I responsible for ensuring that antenna facilities on my premises comply with the FCC RF exposure guidelines?

No. FCC licensees are generally responsible for compliance with FCC rules, including the RF exposure guidelines. However, because site owners and landlords have significant control over allowable activities on their properties by FCC-regulated entities, the FCC has asked site owners to allow FCC-regulated entities to take steps necessary to comply with the RF exposure rules and to encourage common solutions for controlling access to areas where RF exposure levels may exceed the FCC’s exposure limits. This is captured in the following FCC language:

“Accordingly, we (FCC) urge site owners to allow applicants and licensees to take reasonable steps to comply with our RF exposure requirements and, where feasible, encourage collocation of transmitters and common solutions for controlling access to areas where our RF exposure limits might be exceeded.” See *Second Memorandum Opinion and Order*, Et Docket 93-62, 12 FCC Rcd 13494 ¶ 74 (1997)

What is AT&T Mobility doing to comply with the FCC’s RF exposure rules?

AT&T Mobility’s national RF safety program policy requires that all of its sites are in compliance with the FCC’s RF exposure guidelines at all times, and its RF safety program is designed to ensure policy requirements are achieved. The national program uses both specially-trained AT&T Mobility employees and carefully-selected RF safety consultants.

As the landlord, how can I assist AT&T Mobility to evaluate the exposure from antenna located on my premises?

When requested by AT&T Mobility employees or its consultants, provide the name and contact information for each of the other antenna operators located on your property. This will enable AT&T Mobility to coordinate with all operators on your property to collect the data needed to evaluate RF exposure at sites with multiple transmitters.

At some sites, AT&T may need to conduct on-site measurements. Allowing these measurements will help to expedite the evaluation process and ensure that AT&T Mobility antenna facilities located on your premises comply with the FCC rules.

What are on-site measurements?

On-site measurements are frequently needed for evaluation of compliance with the FCC RF exposure rules at sites where multiple transmitters are collocated. Measurements are performed using a probe that senses levels of RF emissions and a connected meter that displays those levels as power densities. The power densities are displayed on the meter as percentages of the FCC's MPE limits. The on-site measurements may be conducted by either AT&T Mobility employees or consultants who are trained in the use of the measuring equipment and the application of the FCC rules. The FCC's Office of Engineering and Technology has issued guidelines for conducting on-site measurements. See *OET Bulletin 65, Edition 97-01*, (<http://www.fcc.gov/oet/info/documents/bulletins/>)

If AT&T Mobility must post signs, where will they be posted?

AT&T Mobility will consider posting RF safety signs only when an RF exposure analysis has identified the need for them. However, AT&T Mobility will first consider other options, such as elevating antennas, which might reduce exposures to safe levels and remove the need for signs. When needed, signs will be placed in accordance with appropriate guidelines to provide sufficient advance notice of areas where RF exposure may exceed established limits.

As the landlord, can my employees or contractors work in areas near the antennas?

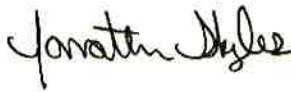
The FCC rules do not include specific guidelines for worker safety practices. In fact, the FCC has determined that it would be more appropriate for OSHA to promulgate such rules. See *Report and Order*, FCC ET Docket 93-62, 11 FCC Rcd 15123 ¶ 33 (1996) (http://transition.fcc.gov/Bureaus/Engineering_Technology/News_Releases/1996/nret6010.txt).

However, an important part of AT&T Mobility's RF safety program is ensuring compliant workspaces for landlords' employees and contractors. For instance, signs and barriers are

used to identify areas that are to be avoided by employees and contractors. In the event that work needs to be performed within the areas bounded by signage or barriers, AT&T Mobility is, upon advance notification, prepared to temporarily relocate or de-energize its antennas that produce emissions into the work area for the durations of the work. For interested persons, an RF safety awareness video with information for people who work near antennas can be obtained at <http://www.radhaz.com> or at <http://www.grfs.net>

If I can be of further assistance in this matter, please do not hesitate to contact me.

Sincerely,

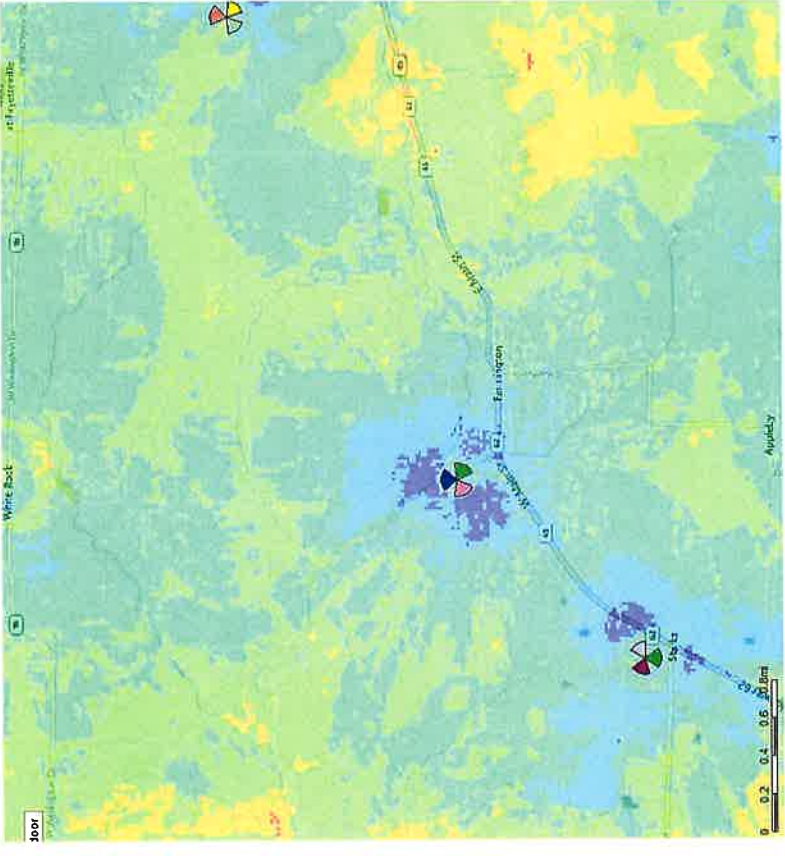
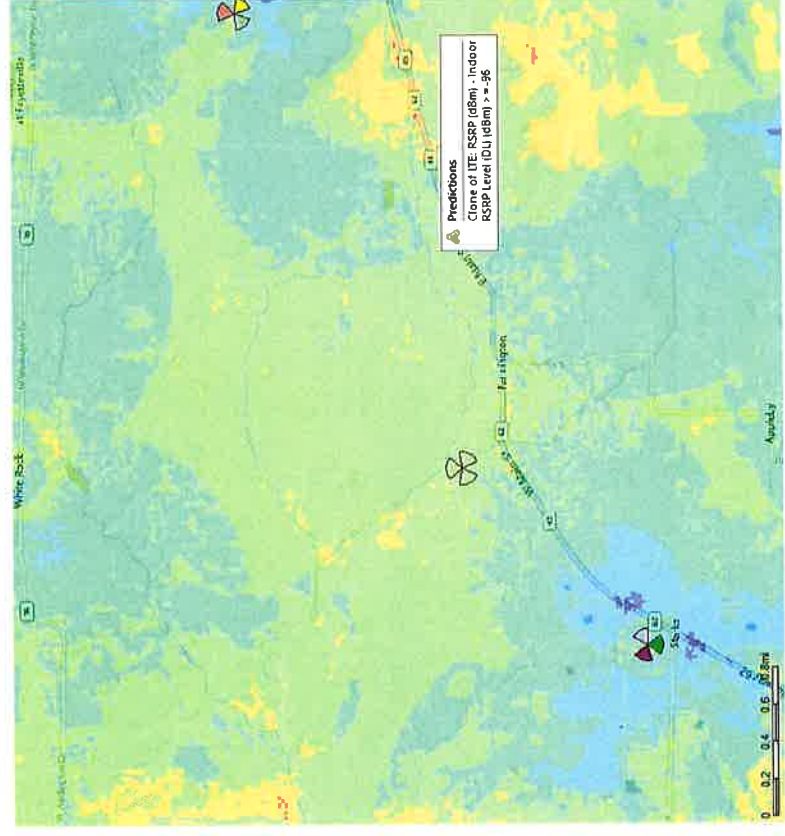
A handwritten signature in black ink that reads "Jonathon Skyles". The signature is written in a cursive style with a large initial 'J' and a long, sweeping underline.

Jonathon Skyles
Senior Specialist-Ran Engineer+

Existing Coverage

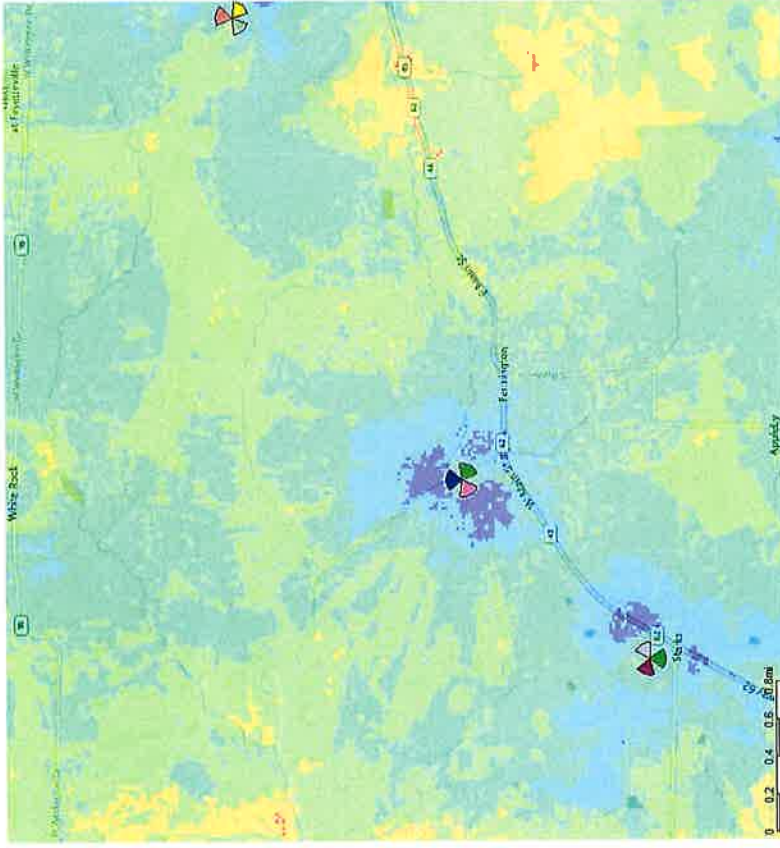
AT&T Propagation Maps

Proposed New Site Coverage: 150'

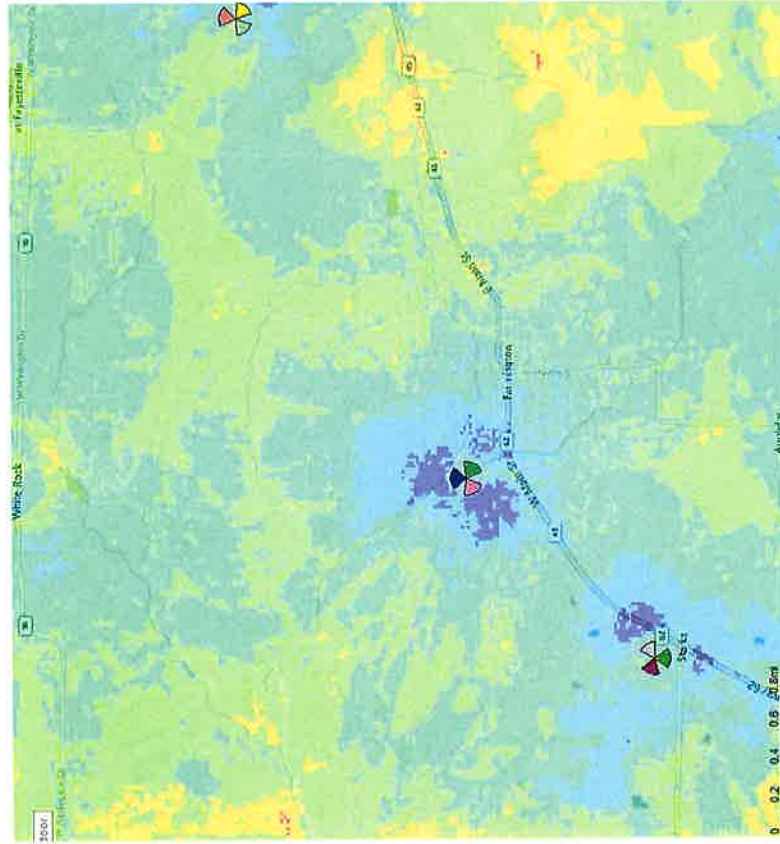


- LTE: RSRP (dBm) - Indoor**
- Blue: RSRP Level (DL) (dBm) > = -66
 - Light Blue: RSRP Level (DL) (dBm) > = -76
 - Green: RSRP Level (DL) (dBm) > = -86
 - Yellow: RSRP Level (DL) (dBm) > = -96
 - Orange: RSRP Level (DL) (dBm) > = -106
 - Red: RSRP Level (DL) (dBm) > = -116

Coverage: 140'

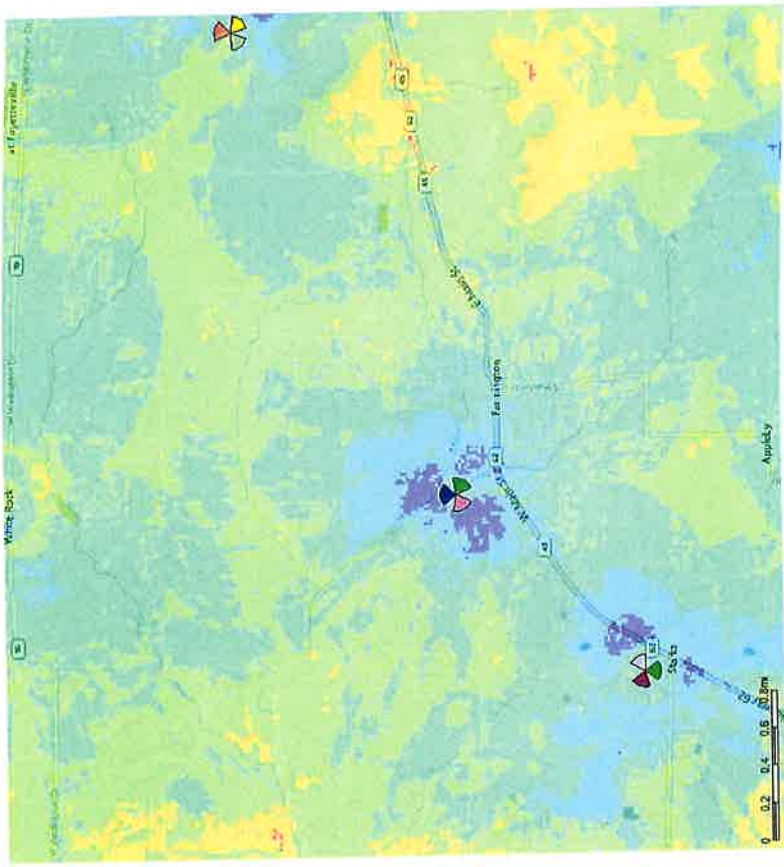


Coverage: 150'

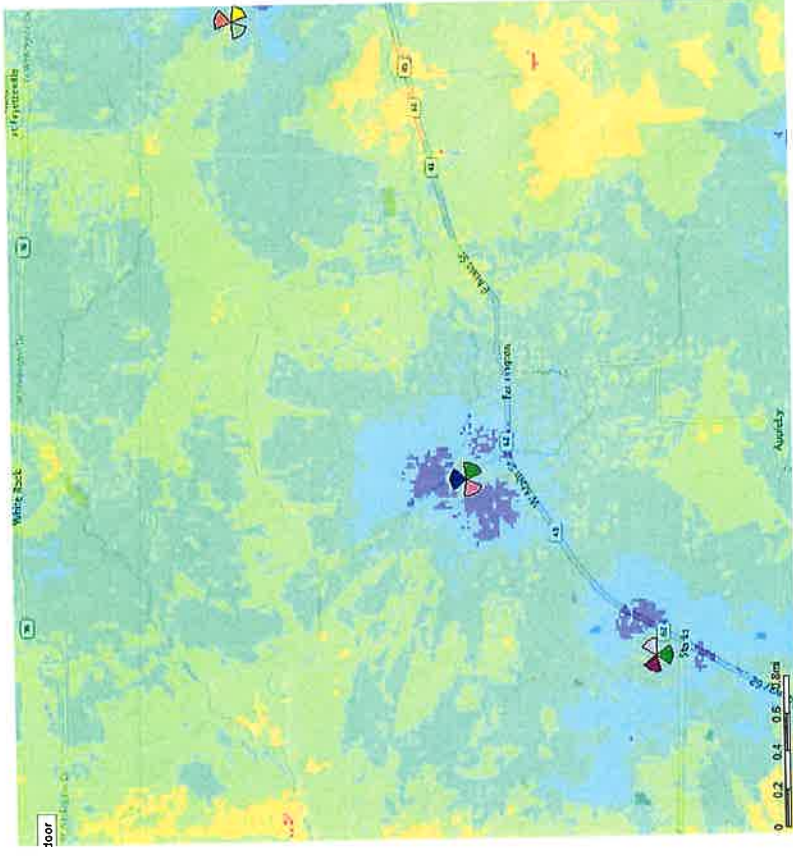


- LTE: RSRP (dBm) - Indoor**
- RSRP Level (DL) (dBm) > = -66
 - RSRP Level (DL) (dBm) > = -76
 - RSRP Level (DL) (dBm) > = -86
 - RSRP Level (DL) (dBm) > = -96
 - RSRP Level (DL) (dBm) > = -106
 - RSRP Level (DL) (dBm) > = -116

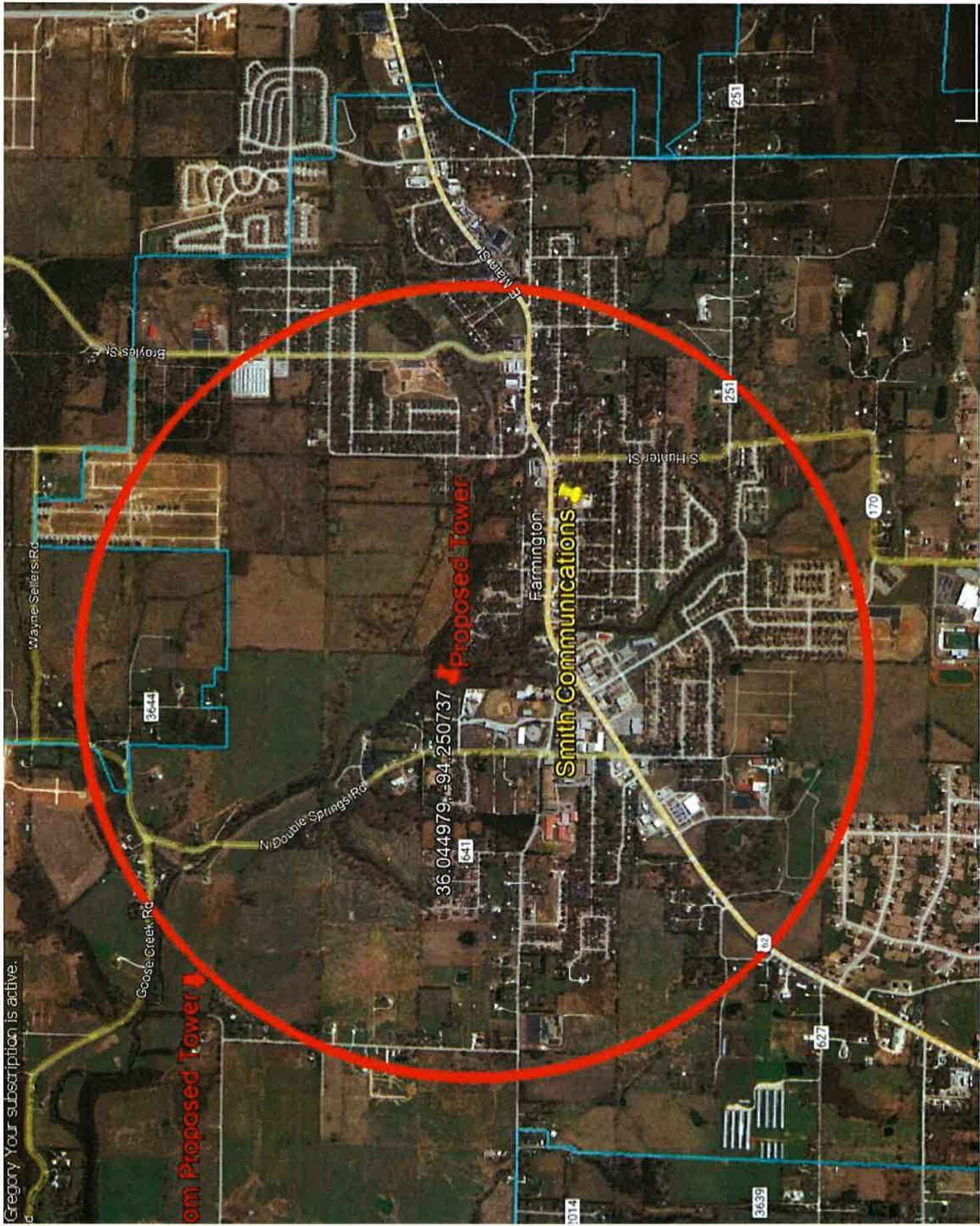
Coverage: 130'



Coverage: 150'



- LTE: RSRP (dBm) - Indoor**
- RSRP Level (DL) (dBm) > = -66
 - RSRP Level (DL) (dBm) > = -76
 - RSRP Level (DL) (dBm) > = -86
 - RSRP Level (DL) (dBm) > = -96
 - RSRP Level (DL) (dBm) > = -106
 - RSRP Level (DL) (dBm) > = -116



Gregory Your subscription is active.

om Proposed Tower

Proposed Tower

Smith Communications

Farmington



Doc ID: 020137130003 Type: REL
 Kind: WARRANTY DEED
 Recorded: 09/23/2021 at 04:25:05 PM
 Fee Amt: \$25.00 Page 1 of 3
 Washington County, AR
 Kyle Sylvester Circuit Clerk

File **2021-00036794**

WARRANTY DEED

KNOW ALL BY THESE PRESENTS:

THAT Jon-Zoe Properties, LLC, an Arkansas Limited Liability Company, GRANTOR, by Randolph J. Chick, Manager, duly authorized act by the Operating Agreement of said LLC, for and in consideration of the sum of One Dollar (\$1.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, paid by J-Z Farmington, LLC, an Arkansas Limited Liability Company, GRANTEE, hereby grants, bargains, sells, and conveys unto the Grantee, and unto its successors and assigns forever, the real property located in Washington County, Arkansas, described in Exhibit 'A' attached hereto.

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

And Grantor hereby covenants with the Grantee that it will forever warrant and defend the title to such real property against all lawful claims.

IN WITNESS WHEREOF, the name of the Grantor is hereunto affixed by its Manager this 23rd day of September, 2021.

JON-ZOE PROPERTIES, LLC

By *Randolph J. Chick*
 RANDOLPH J. CHICK, Manager

ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF WASHINGTON

On this 23rd day of September, 2021, before me, the undersigned officer, personally appeared Randolph J. Chick, Manager of Jon-Zoe Properties, LLC, known to me to be the person whose name is subscribed to the within instrument, and

acknowledged that he had executed the same as Manager for the purposes therein mentioned.

IN TESTIMONY WHEREOF, I hereunto set my hand and official seal on the date above set forth.

Richard P. Osborne
NOTARY PUBLIC

My Commission Expires:

12/07/2022

OFFICIAL SEAL
RICHARD P. OSBORNE
NOTARY PUBLIC, ARKANSAS
WASHINGTON COUNTY
COMMISSION #12392358
EXPIRES 12/07/2022

I hereby state under penalty of false swearing that the deed above is between related parties and no documentary stamps are required.

J-Z FARMINGTON, LLC

By Randolph J. Chick
RANDOLPH J. CHICK, Manager
P. O. Box 258
Farmington, AR 72730

This Instrument Prepared By:

Richard P. Osborne
Attorney at Law
26 East Center Street
Fayetteville, AR 72701
Office: (479) 521-5555
E-Mail: rpo@rpolaw.com

EXHIBIT 'A'

LEGAL DESCRIPTION FOR J-Z FARMINGTON, LLC

A PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION TWENTY-TWO (22), TOWNSHIP SIXTEEN (16) NORTH, RANGE THIRTY-ONE (31) WEST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID 40 ACRE TRACT, SAID POINT BEING AN EXISTING ARKANSAS LAND SURVEY MONUMENT; THENCE NORTH 341.00 FEET TO A POINT; THENCE N58°28'W 44.5 FEET TO A POINT; THENCE N16°22'W 474.1 FEET TO A POINT; THENCE WEST 252.6 FEET TO A POINT; THENCE S00°44'31"E 542.88 FEET TO A POINT; THENCE S86°26'52"E 99.97 FEET TO A POINT; THENCE N62°58'46"E 35.1 FEET TO A POINT; THENCE S16°08'41"E 150.09 FEET TO A POINT; THENCE S18°29'23"E 27.6 FEET TO A POINT; THENCE S05°26'56"W 116.08 FEET TO A POINT; THENCE S89°57'31"E 246.58 FEET TO THE POINT OF BEGINNING, CONTAINING 5.74 ACRES, MORE OR LESS.

THE ABOVE DESCRIPTION WAS PRODUCED FROM A PLAT OF SURVEY PERFORMED BY BILL JENKINS, PLS 688, AND FILED FOR RECORD AS DOCUMENT 2011-22915 IN THE LAND RECORDS OF WASHINGTON COUNTY, ARKANSAS.

Washington County, AR
I certify this instrument was filed on
09/23/2021 04:25:05 PM
and recorded in Real Estate
File Number 2021-00036794
Kyle Sylvester - Circuit Clerk

by 

NOTICE OF PUBLIC MEETING

A Telecommunications Permit at the property described below has been filed with the City of Farmington on the 23rd day of November, 2021.

PLACE LEGAL DESCRIPTION HERE AND DESCRIPTION OF THE VARIANCE HERE

A PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION TWENTY-TWO (22), TOWNSHIP SIXTEEN (16) NORTH, RANGE THIRTY-ONE (31) WEST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID 40 ACRE TRACT, SAID POINT BEING AN EXISTING ARKANSAS LAND SURVEY MONUMENT; THENCE NORTH 341.00 FEET TO A POINT; THENCE N58°28'W 44.5 FEET TO A POINT; THENCE N16°22'W 474.1 FEET TO A POINT; THENCE WEST 252.6 FEET TO A POINT; THENCE S00°44'31"E 542.88 FEET TO A POINT; THENCE S86°26'52"E 99.97 FEET TO A POINT; THENCE N62°58'46"E 35.1 FEET TO A POINT; THENCE S16°08'41"E 150.09 FEET TO A POINT; THENCE S18°29'23"E 27.6 FEET TO A POINT; THENCE S05°26'56"W 116.08 FEET TO A POINT; THENCE S89°57'31"E 246.58 FEET TO THE POINT OF BEGINNING, CONTAINING 5.74 ACRES, MORE OR LESS.

A public meeting to consider this request for variance at the above described property will be held on 28th day of December, 2021, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

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 Nov. 23, 2021

Applicant Signature

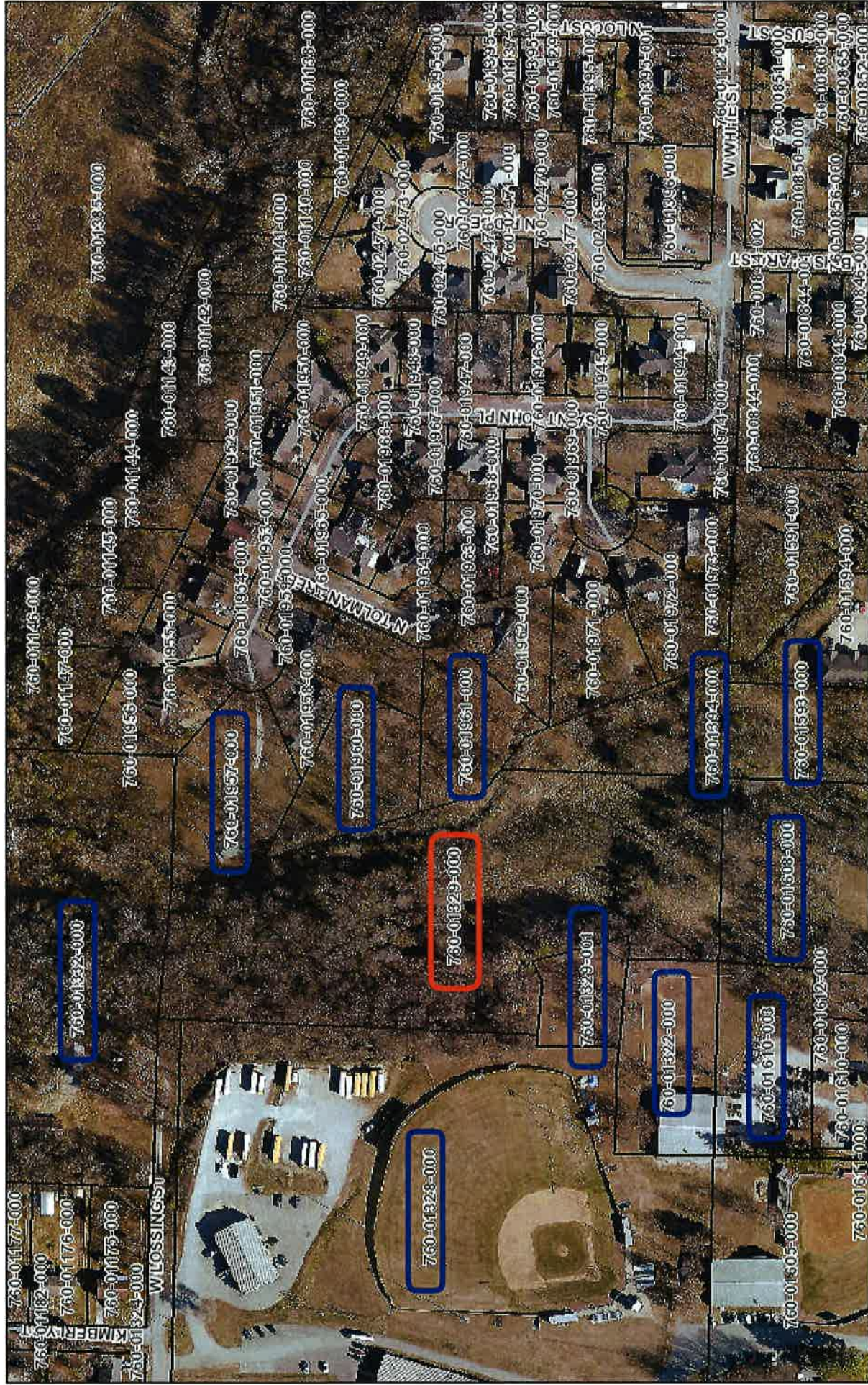
Property Owner/Authorized Agent: I certify under penalty of perjury that I am the owner of the property that is the subject of this application and that I have read this application and consent to its filing. (If signed by the authorized agent, a letter from the property owner must be provided indicating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



Date Nov. 23, 2021

Owner/Agent Signature

Washington County, AR Public Webmap



11/11/2021, 10:06:59 AM

Parcels

State_Highway

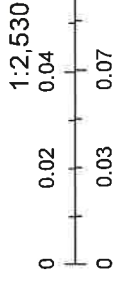
US_Highway

Interstate

Street Centerlines

Adjacent Parcels

Subject Parcel

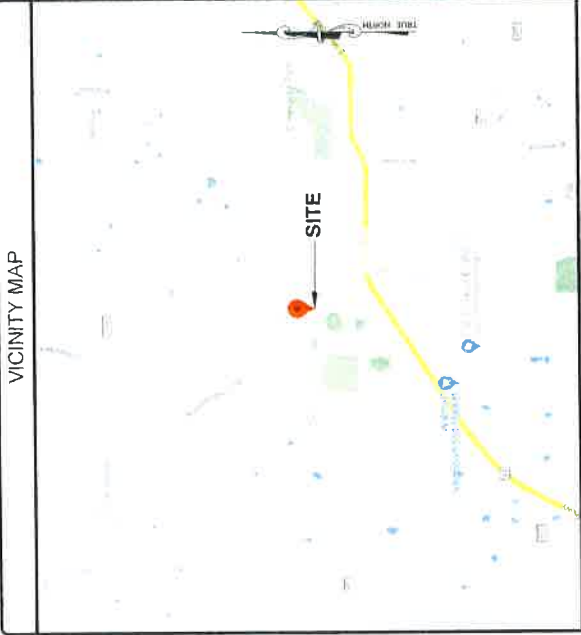


SITE INFORMATION

EST SITE ADDRESS	194' SE OF 240 W. LOSSING ST FARMINGTON, AR 72730
LATITUDE (NAD 83)	34° 19' 16.16" N (1025346.8)
LONGITUDE (NAD 83)	91° 19' 16.16" W (1025346.8)
GRID ELEVATION	116.1 (MILL)
JURISDICTION	CITY OF FARMINGTON
JURISDICTION CONTACT	5710 G. FARMINGTON 54 W. MAIN FARMINGTON, AR 72701 MISSISSIPPI AVENUE 475.257.3665
LAND OWNER	L. FARMINGTON, LLC PO BOX 358 FARMINGTON, AR 72720-0358 AGRICULTURAL ZONING
OWNER	TUP
PARCEL/MAP NUMBER	1640.126-000
TOWER OWNER	TILLMAN INFRASTRUCTURE, LLC 152 WEST 57TH STREET 27TH FLOOR NEW YORK, NY 10019
STRUCTURE TYPE	MONOPOLE
STRUCTURE HEIGHT	150 (AGL)
OVERALL HEIGHT	158 (AGL)
POWER SUPPLIER	DECC 870 E. 4TH ST AT 1
TELCO SUPPLIER	800.331.0590

PROJECT TEAM

APPLICANT	TILLMAN INFRASTRUCTURE, LLC 152 WEST 57TH STREET 27TH FLOOR NEW YORK, NY 10019
PROJECT MANAGEMENT / JRM	SCI WIRELESS 497 RIDGE POINT DRIVE STOVE MOODY 386.377.2091 tillman@sciwireless.com david@sciwireless.com
ENGINEERING / JRM	MISSION COMMUNICATIONS 632 CONSTITUTION DR SUITE C FARMINGTON, AR 72730 248.555.8282 WILL.HEDEN@MISSIONCOMM.COM



CODE COMPLIANCE

- ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF:
- THE FOLLOWING CODES AS ADOPTED BY THE CITY OF FARMINGTON, AR, ARE TO BE CONSULTED TO PREVENT FROM YOUR TERMS TO THE LATEST EDITIONS OF THE FOLLOWING CODES:
- 2012 ARKANSAS FIRE PREVENTION CODE VOL. 1 - FIRE
 - 2012 ARKANSAS FIRE PREVENTION CODE VOL. 2 - HOUSING
 - 2012 ARKANSAS FIRE PREVENTION CODE VOL. 3 - HOUSING
 - 2012 ARKANSAS FIRE PREVENTION CODE VOL. 4 - HOUSING
 - 2012 ARKANSAS FIRE PREVENTION CODE VOL. 5 - HOUSING
 - 2012 ARKANSAS FIRE PREVENTION CODE VOL. 6 - HOUSING
 - 2012 ARKANSAS FIRE PREVENTION CODE VOL. 7 - HOUSING
 - 2012 ARKANSAS FIRE PREVENTION CODE VOL. 8 - HOUSING
 - 2012 ARKANSAS FIRE PREVENTION CODE VOL. 9 - HOUSING
 - 2012 ARKANSAS FIRE PREVENTION CODE VOL. 10 - HOUSING
 - 2012 ARKANSAS FIRE PREVENTION CODE VOL. 11 - HOUSING
 - 2012 ARKANSAS FIRE PREVENTION CODE VOL. 12 - HOUSING
 - 2012 ARKANSAS FIRE PREVENTION CODE VOL. 13 - HOUSING
 - 2012 ARKANSAS FIRE PREVENTION CODE VOL. 14 - HOUSING
 - 2012 ARKANSAS FIRE PREVENTION CODE VOL. 15 - HOUSING
 - 2012 ARKANSAS FIRE PREVENTION CODE VOL. 16 - HOUSING
 - 2012 ARKANSAS FIRE PREVENTION CODE VOL. 17 - HOUSING
 - 2012 ARKANSAS FIRE PREVENTION CODE VOL. 18 - HOUSING
 - 2012 ARKANSAS FIRE PREVENTION CODE VOL. 19 - HOUSING
 - 2012 ARKANSAS FIRE PREVENTION CODE VOL. 20 - HOUSING
 - 2012 ARKANSAS FIRE PREVENTION CODE VOL. 21 - HOUSING
 - 2012 ARKANSAS FIRE PREVENTION CODE VOL. 22 - HOUSING
 - 2012 ARKANSAS FIRE PREVENTION CODE VOL. 23 - HOUSING
 - 2012 ARKANSAS FIRE PREVENTION CODE VOL. 24 - HOUSING
 - 2012 ARKANSAS FIRE PREVENTION CODE VOL. 25 - HOUSING
 - 2012 ARKANSAS FIRE PREVENTION CODE VOL. 26 - HOUSING
 - 2012 ARKANSAS FIRE PREVENTION CODE VOL. 27 - HOUSING
 - 2012 ARKANSAS FIRE PREVENTION CODE VOL. 28 - HOUSING
 - 2012 ARKANSAS FIRE PREVENTION CODE VOL. 29 - HOUSING
 - 2012 ARKANSAS FIRE PREVENTION CODE VOL. 30 - HOUSING

DRAWING INDEX

T-1	TITLE SHEET
T-2	SURVEY
T-3	OVERALL AREA
T-4	OVERALL SITE PLAN
T-5	ENLARGED SITE PLAN
T-6	ELEVATION

DRAWING SCALE

THESE DRAWINGS ARE SCALED TO FULL SIZE AT 22'X34" AND HALF SIZE AT 11'X17" CONSTRUCTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE DESIGNER / ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH CONSTRUCTION. THE CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICE TO PREVENT STORM WATER POLLUTION DURING CONSTRUCTION.

SCOPE OF WORK

THIS PROJECT CONSISTS OF:

- CONSTRUCTION OF A 150' TOWER UNMANNED TELECOMMUNICATIONS FACILITY
- INSTALLATION OF ALL NECESSARY UNMANNED EQUIPMENT ON
- FOUNDATION AND CONCRETE PAD AND UTILITY INSTALLATIONS

811
Know what's below,
Call before you dig.
www.811.com



CONSTRUCTION
NOT FOR CONSTRUCTION

DRAWN BY:	D.L.	
CHECKED BY:	D.L.	
REV. 1	DATE	DESCRIPTION
0	12/12/2021	ZONING EXHIBIT

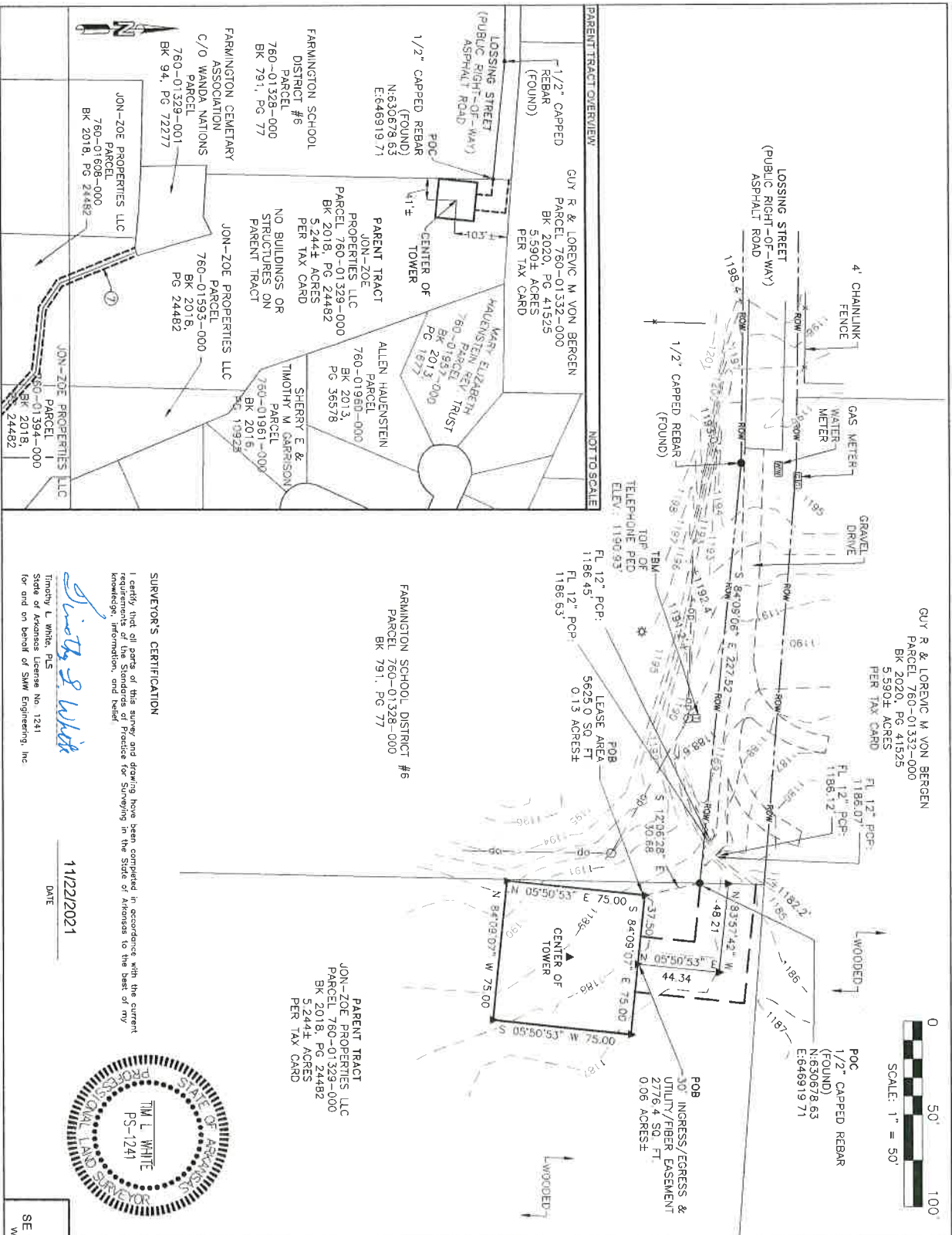
NO.	DATE	DESCRIPTION
0	12/12/2021	ZONING EXHIBIT

NO.	DATE	DESCRIPTION
0	12/12/2021	ZONING EXHIBIT

TI-OPP #
18076-A
FA # 10554716
SITE ADDRESS
FARMINGTON SR
194' SE OF 240 W. LOSSING ST
FARMINGTON, AR 72730
WASHINGTON COUNTY

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1



GUY R & LOREVIC M VON BERGEN
 PARCEL 760-01332-000
 BK 2020, PG 41525
 5.590± ACRES
 PER TAX CARD



TOWER INFO

LATITUDE: 36°02'47.88" NORTH
 LONGITUDE: 94°15'03.168" WEST
 (NAD 83)
 GROUND ELEVATION: 1188'
 ABOVE MEAN SEA LEVEL (NAVD83)

VICINITY MAP

SITE ADDRESS:
 194 SE OF 240 W LOSSING STREET
 FARMINGTON, AR 72350

NO.	REVISION	DATE	BY
1	ADDED TITLE COMMITMENT	5/3/21	MC

PROJECT NO
 21-10884

DRAWN BY: MDC
 CHECKED BY: TS
 FIELD CREW: D6/R
 APPROVED BY: TLW
 DATE: 07/21/21
 SCALE: 1" = 50'
 SHEET 1 OF 3

LEGEND

- = 5/8" PEARL SET
- = FOUND PROPERTY MARKER
- = POINT OF BEGINNING
- = POINT OF COMMENCEMENT
- = POINT OF ENDING
- ▲ = CALCULATED POINT
- ⊙ = REFERENCED INFORMATION
- ⊙ = WADSWORTH
- ⊙ = LIGHT POLE
- ⊙ = POWER POLE
- ⊙ = GAS METER
- ⊙ = WATER METER
- ⊙ = TELEPHONE FEDERAL
- ⊙ = GROUNDING ROD
- ⊙ = PLASTIC CORRUGATED PIPE
- ⊙ = SPOT ELEVATION

FLOOD NOTE

By graphic plotting only, the subject property appears to lie in Zone "X" of the Flood Insurance Rate Map Community Panel No. 05143CD195F, which shows an effective date of 08/01/19. A special flood hazard area is shown on the Flood Insurance Rate Map as Zone "X". Areas determined to be outside the 0.2% annual chance floodplain.

ARKANSAS NORTH

DATE NORTH:
 CONVERGENCE:
 TRUE NORTH TO MAGNETIC DECLINATION:
 1178 E
 COMBINED SCALE FACTOR:
 0.9999958172

RAWLAND TOWER SURVEY

FOR: **SCI WIRELESS**
 497 RIDGE POINT DRIVE
 HEATH, TX 75126

SMW Engineering Group, Inc.
 158 Business Center Drive
 Birmingham, Alabama 35244
 Ph. 205-252-6985
 www.smweng.com
 CA 1935, Expires December 31, 2021

SMW
 ENGINEERING GROUP, INC.

SURVEYOR'S CERTIFICATION

I certify that all parts of this survey and drawing have been completed in accordance with the current standards and practices for Surveying in the State of Arkansas to the best of my knowledge, information, and belief.

Timothy L. White, PLS
 State of Arkansas License No. 1241
 for and on behalf of SMW Engineering, Inc.

11/22/2021
 DATE

11/22/2021

11/22/2021

11/22/2021

11/22/2021

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11/22/2021

11/22/2021

11/22/2021

11/22/2021

PARENT TRACT (FROM TITLE)

A part of the Southeast quarter of the Southeast quarter of Section twenty-two (22), a part of the Southwest quarter of the Southwest quarter of Section twenty-three (23), a part of the Northwest quarter of the Northwest quarter of Section twenty-three (23), a part of the Northwest quarter of the Northwest quarter of Section twenty-three (23), a part of the Northwest quarter of the Northwest quarter of Section twenty-three (23), a part of the Northwest quarter of the Northwest quarter of Section twenty-three (23)...

LESS AND EXCEPT: A part of the SE 1/4 of Section 22, Township 16 North, Range 31 West, described as follows: beginning at a point which is 295.97 feet North and 286.83 feet West of the Southeast corner of said forty acre tract...

ALSO LESS AND EXCEPT: Part of the Northeast Quarter of the Northeast Quarter of Section 27 and part of the Northeast Quarter of the Northeast Quarter of Section 28, all in Township 16 North, Range 31 West, Washington County, Arkansas...

75 x 75 LEASE AREA (AS-SURVEYED) A portion of the Jon-Zee Properties LLC tract described in Book 2018, Page 24482 as recorded in the Office of the Clerk of the Circuit Court for Washington County, Arkansas, being in the SE 1/4 of the SE 1/4 of Section 22, Township 16 North, Range 31 West, Washington County, Arkansas...

30" INGRESS/EGRESS & UTILITY/FIBER EASEMENT (AS-SURVEYED) A portion of the Jon-Zee Properties LLC tract described in Book 2018, Page 24482 as recorded in the Office of the Clerk of the Circuit Court for Washington County, Arkansas, being in the SE 1/4 of the SE 1/4 of Section 22, Township 16 North, Range 31 West, Washington County, Arkansas...

Commencing at a found 1/2" capped rebar at the SE corner of the southerly right-of-way line of Lassing Street and marking the inner NW Corner of said Jon-Zee Properties LLC tract; said rebar having Arkansas North State Plane Coordinates of N 630678.63, E 646918.71; thence S 12°06'28" E a distance of 30.68 feet to a point; thence S 84°09'07" E a distance of 37.50 feet and the Point of Beginning of an Ingress/Egress & Utility Easement; being 30 feet in width and lying 15 feet on each side of the following described centerline: thence N 05°50'53" E a distance of 44.34 feet to a point; thence N 83°37'42" W a distance of 48.21 feet to a point at the end of the right-of-way line of said public right-of-way; and the Point of Ending. Said easement contains (2776.4 sq.ft.) 0.06 acres, more or less.

TITLE EXCEPTIONS

This survey was completed with benefit of title work prepared by FIDELITY NATIONAL TITLE INSURANCE COMPANY, Commitment date of July 1, 2021 @ 8:00 am, being Commitment File No. 3519860, for the subject property, to determine the impacts of existing title exceptions

Table with 3 columns: Exception No., Instrument, and Comments. Contains entries 1-6 and 7 regarding easements and property descriptions.

SURVEYOR'S NOTES

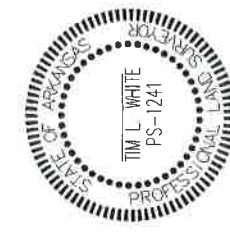
- 1. This is an Rawland Tower Survey, made on the ground under the supervision of a Arkansas Registered Land Surveyor...
2. The following surveying instruments were used at time of field visit: Topcon GM-55 and Topcon HiPer SR G.P.S. receiver...
3. Bearings are based on Arkansas North State Plane Coordinates NAD 83 by GPS observation...
4. No underground utilities, underground encroachments or building foundations were measured or located as a part of this survey...
5. Bearings, unless otherwise stated, were obtained from a GPS receiver located, unless otherwise stated, at the Arkansas North State Plane Control Station, NB 060137. Shown benchmarks is as shown hereon...
6. This survey was conducted for the purpose of an Rawland Tower Survey only, and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar entity...
7. This survey is intended to delineate the boundaries of the subject property only. It should not be used for reproduction purposes. This survey was conducted with the benefit of an Abstract Title search...
8. This survey hereby states the Geodetic Coordinates and the elevation shown for the proposed centerline of the lower arc accurately to within +/- 20 feet horizontally and to within +/- 3 feet vertically (FMA Accuracy Code 1A)...
9. Survey shown hereon conforms to the Minimum Requirements as set forth by the State Board for a Class "A" Survey...
10. Field data upon which this map or plat is based has a closure precision of not less than one-foot in 15,000 feet...
11. Field traverse was not adjusted...
12. This survey is not valid without the original signature and the original seal of a state licensed surveyor...
13. This survey does not constitute a boundary survey of the Parent Tract. Any parent tract property lines shown hereon are from supplied information and may not be field verified...
14. Zoning: (as supplied by client) Region Zoning District: Residential...
15. To the best of this surveyor's knowledge, no Army Corps of Engineers wetland determination is in progress

SURVEYOR'S CERTIFICATION

I certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practices for Surveying in the State of Arkansas to the best of my knowledge, information, and belief

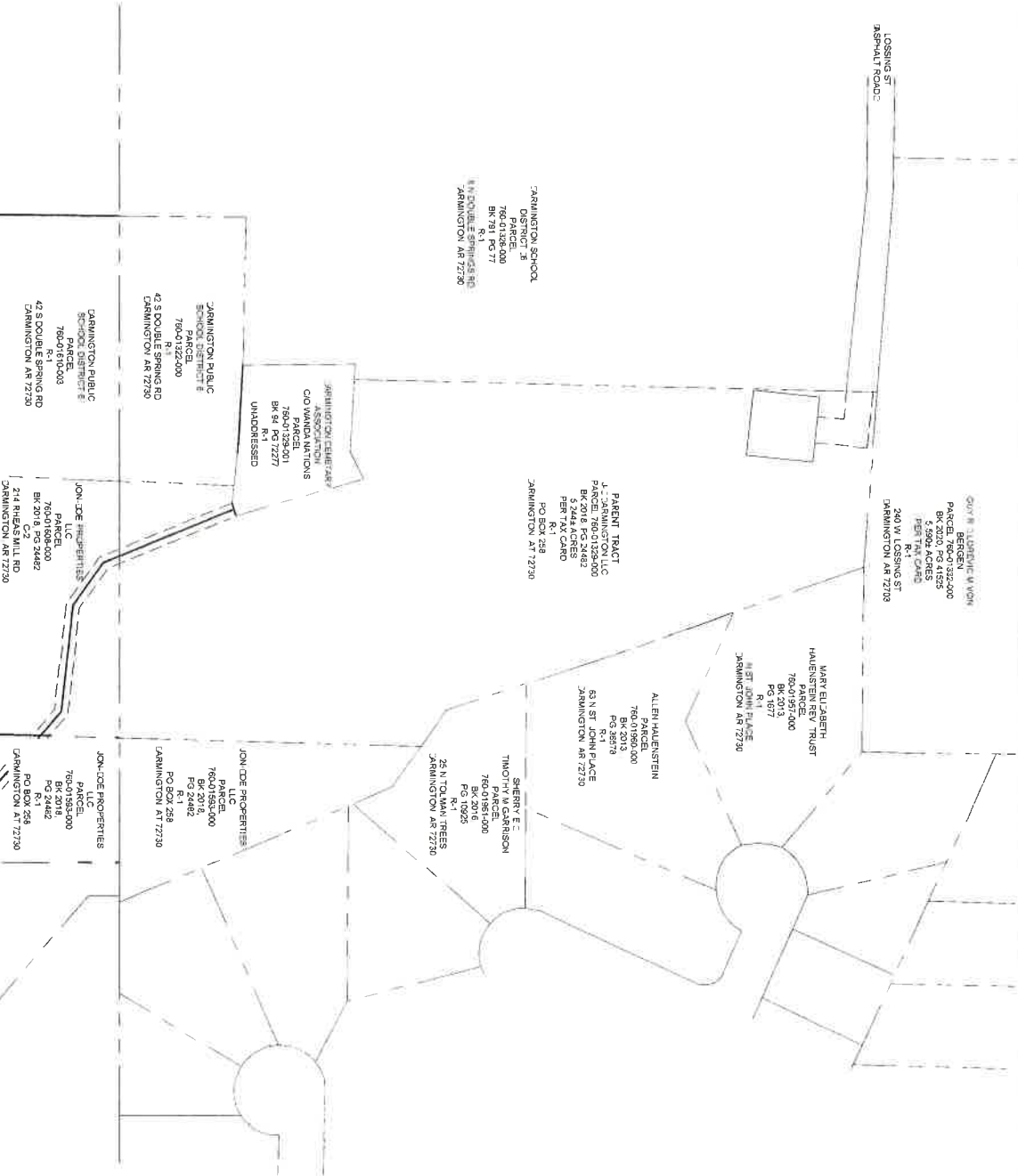
Timothy L White, PLS
for and on behalf of SMW Engineering, Inc.

11/22/2021
DATE



TI-OPP-187078-A
10554716
SE 1/4, SEC 22, T-16-N, R-31-W
WASHINGTON COUNTY, ARKANSAS

SCMW Engineering Group, Inc. 158 Business Center Drive Birmingham, Alabama 35244
RAWLAND TOWER SURVEY SCI WIRELESS 497 RIDGE POINT DRIVE HEALTH, TX 75126
PROJECT NO 2110884
DRAWN BY: MJC
CHECKED BY: MJC
DATE: 8/5/21
SCALE: N/A
SHEET 1 OF 2



TILLMAN
INFRASTRUCTURE



CONING EXHIBIT
NOT FOR CONSTRUCTION

CHKD BY	DATE	REVISION

NO.	DATE	REVISION
0	12/10/2025	CONING EXHIBIT

1-Dep #
190778-A
REV # 16
SITE NAME
FARMINGTON SR
SITE ADDRESS
194' SE OF 240 W LOSSING ST
WASHINGTON COUNTY

SHEET TITLE
OVERALL AREA

SHEET NUMBER
Z-0

1 OVERALL AREA
SCALE 22"=100' SCALE 1" = 150'-0"

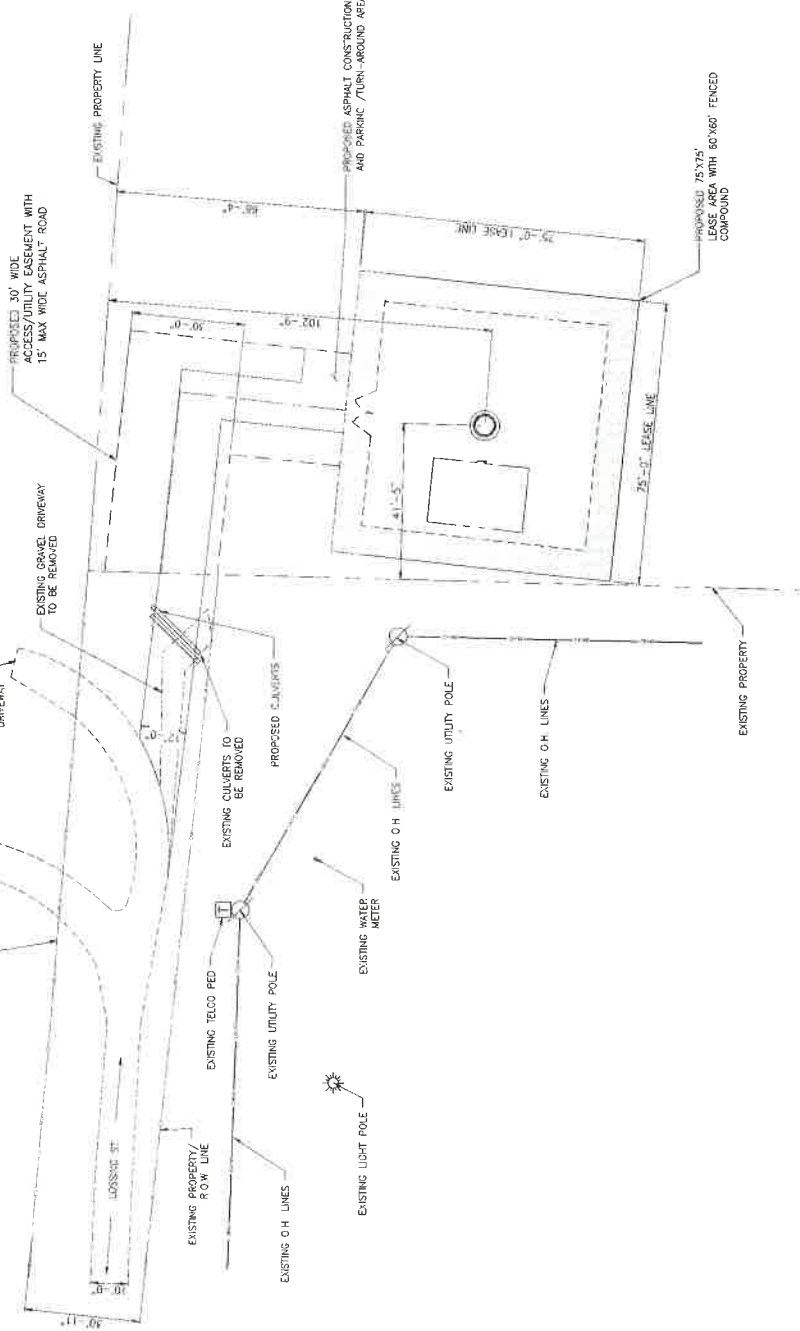
CONING EXHIBIT
NOT FOR CONSTRUCTION

DRAIN #:	DL
SHEETS BY:	RJ
REV. #	DESCRIPTION
1	CONING EXHIBIT

T-POP # 18076-A
E.A.# 10606016
OWNER SCI WIRELESS
LOCATION FARMINGTON, AR
SITE ADDRESS 194' SE OF 240 W. LOSSING ST FARMINGTON, AR 72730
WASHINGTON COUNTY

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
Z-1

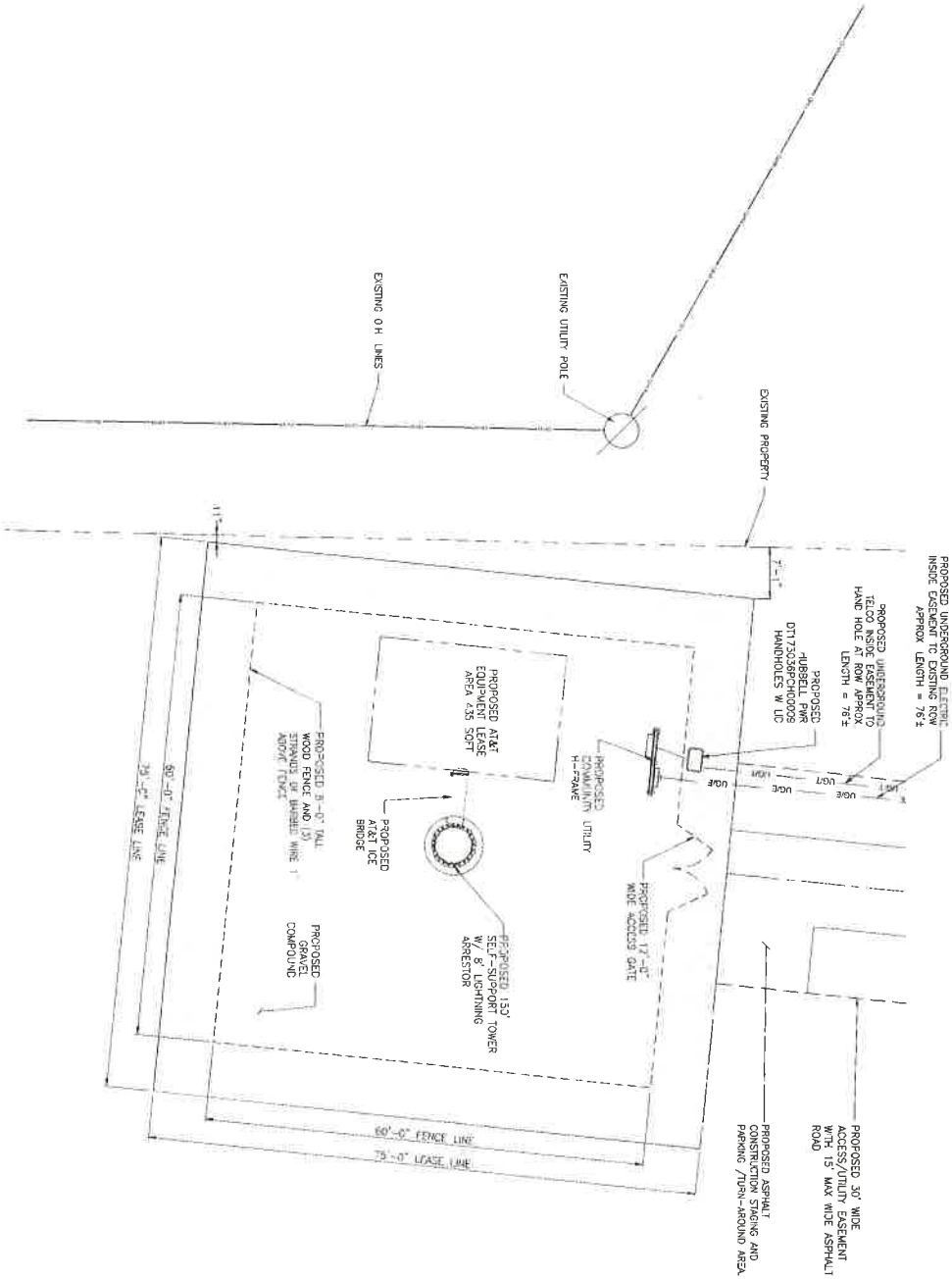


LEGEND

---	PROPOSED LEASE LINE
----	PROPOSED EASEMENT
---	PROPOSED FENCE
---	EXISTING FENCE
---	EXISTING EASEMENT
---	EXISTING PROPERTY LINE

1 OVERALL SITE PLAN
A-1 SCALE 3/32" = 1'-0"
1" = 11'-0" SCALE 1/32" = 1'-0"





1 ENLARGED SITE PLAN
 SCALE 27'x34' SCALE 1/8" = 1'-0"
 11'x17' SCALE 1/8" = 1'-0"

LEGEND

---	PROPOSED LEASE LINE
- - -	PROPOSED EASEMENT
---	PROPOSED FENCE
---	EXISTING FENCE
---	EXISTING EASEMENT
---	EXISTING PROPERTY LINE

NOTE: A1&T IS THE ANCHOR TENANT.

ENLARGED SITE PLAN
 SHEET NUMBER
2-2

1-000 #
 19076-A
 10564716
 SITE NAME
 CARMINGTON SR
 194 SE OF 240 W LOSSING ST
 PARRMINGTON, AR 72730
 WASHINGTON COUNTY

REV	DATE	DESCRIPTION
0	02/07/2021	ISSUE FOR PERMIT

DATE	1/20/21
DRAWN BY	DL
CHECKED BY	DL

CONING EXHIBIT
 NOT FOR CONSTRUCTION



IONING EXHIBIT
NOT FOR CONSTRUCTION

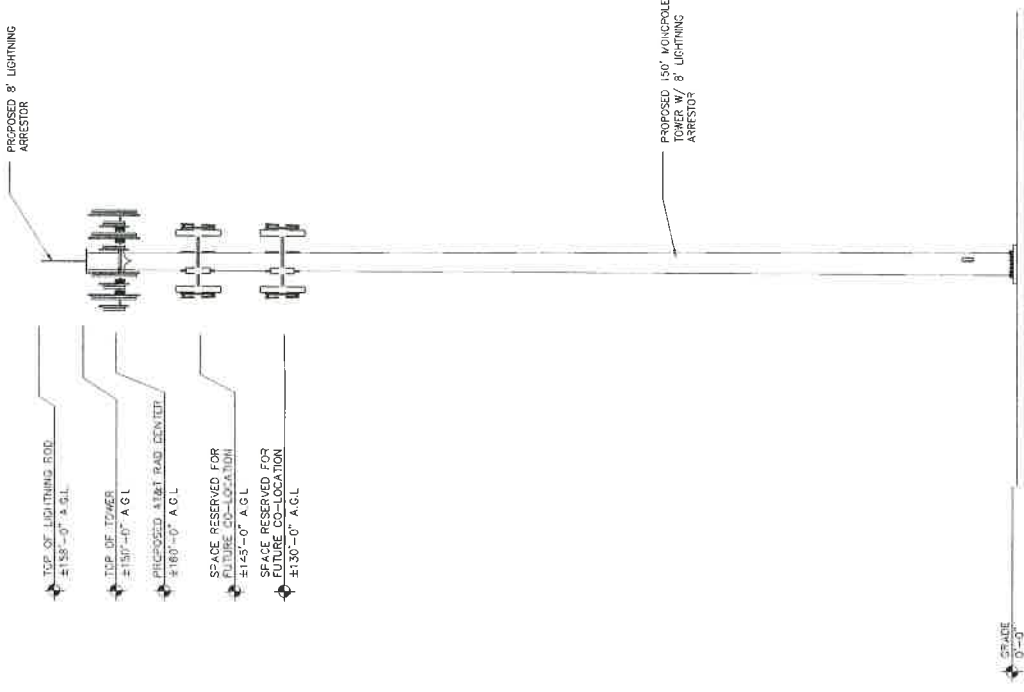
DRAWN BY: DL
CHECKED BY: DL

REV	DATE	DESCRIPTION
1	12/10/2018	IONING EXHIBIT

T-00P #
18076-A
SITE NAME
10554716
DARMINGTON SR
SITE ADDRESS
194 SE OREGON WY, LASSING ST
FARMINGTON, MO 67220
WASHINGTON COUNTY

SHEET TITLE
ELEVATION

SHEET NUMBER
Z-3



1 TOWER ELEVATION
SCALE: 20'x34" SCALE: 3/32" = 1'-0"
11'x11" SCALE: 3/8" = 1'-0"

NORTHWEST ARKANSAS Democrat & Gazette

P.O. BOX 1607 FAYETTEVILLE AR 72612 • 479-745-7000 • FAX 479-745-7001 • WWW.NWAG.COM

AFFIDAVIT OF PUBLICATION

I, Brittany Smith, do solemnly swear that I am the Accounting Legal Clerk of the Northwest Arkansas Democrat-Gazette, a daily newspaper printed and published in said County, State of Arkansas; that I was so related to this publication at and during the publication of the annexed legal advertisement the matter of: Notice 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.

Ferris Consulting
PH Telecommunications Permit

Was inserted in the Regular Edition on:
December 5, 2021

Publication Charges: \$161.12

Brittany Smith
Brittany Smith

Subscribed and sworn to before me
This 7 day of Dec, 2021.

Cathy Wiles
Benton COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires 02-20-2024
Commission No. 12397118

Cathy Wiles
Notary Public
My Commission Expires: 2/20/24

****NOTE**** Please do not pay from Affidavit
Invoice will be sent.

NOTICE OF PUBLIC MEETING
A Telecommunications Permit at the property described below has been filed with the City of Farmington on the 23rd day of November, 2021.

PLACE LEGAL DESCRIPTION HERE AND DESCRIPTION OF THE VARIANCE HERE
A PART OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) ON TWENTY-TWO (22) TOWNSHIP SIXTEEN (16) NORTH, RANGE THIRTY-ONE (31) WEST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS-BEGINNING AT THE SOUTHEAST CORNER OF SAID 40 ACRE TRACT, SAID POINT BEING AN EXISTING ARKANSAS LAND SURVEY MONUMENT; THENCE NORTH 341.00 FEET TO A POINT; THENCE N58°28'W 44.5 FEET TO A POINT- THENCE N16°22'W 474.1 FEET TO A POINT; THENCE WEST 252.6 FEET TO A POINT-THENCE S00°44'31"E 542.88 FEET TO A POINT; THENCE S86°26'52"E 99.97 FEET TO A POINT; THENCE N62°58'46"E 35.1 FEET TO A POINT; THENCE S16°08'41"E 150.09 FEET TO A POINT; THENCE S 18°29' 23" E 27.6 FEET TO A POINT; THENCE S05°26'56"W 116.08 FEET TO A POINT; THENCE S89°5'31"E 246.58 FEET TO THE POINT OF BEGINNING, CONTAINING 5.74 ACRES, MORE OR LESS.

A public meeting to consider this request for variance at the above described property will be held on 28th day of December, 2021, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

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 Nov. 23, 2021

/s/ Greg Ferris

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 the agent is authorized to act on their behalf.)

Date Nov. 23, 2021

/s/ Greg Ferris

Owner/Agent Signature

75494790 Dec 5, 2021

PIN 760-01329-001
FARMINGTON CEMETERY ASSOCIATION
PO BOX 142
FARMINGTON, AR 72730-0142

PIN 760-01322-000
FARMINGTON PUBLIC SCHOOL DISTRICT 6
42 S DOUBLE SPRING RD
FARMINGTON, AR 72730

PIN 760-01328-000
FARMINGTON SCHOOL DISTRICT # 6
42 S DOUBLE SPRINGS RD
FARMINGTON, AR 72730-2506

PIN 760-01610-003
FARMINGTON PUBLIC SCHOOL DISTRICT 6
42 S DOUBLE SPRING RD
FARMINGTON. AR 72730

PIN 760-01608-000
JON-ZOE PROPERTIES LLC
P O BOX 258
FARMINGTON, AR 72730

PIN 760-01332-000
VON BERGEN, GUY R & LOREVIC M
11512 GILES RD
FARMINGTON, AR 72730

PIN 760-01593-000
JON-ZOE PROPERTIES LLC
P O BOX 258
FARMINGTON, AR 72730

PIN 760-01394-000
JON-ZOE PROPERTIES LLC
P O BOX 258
FARMINGTON, AR 72730

PIN 760-01961-000
GARRISON, SHERRY E & TIMOTHY M
PO BOX 1163
FARMINGTON, AR 72730

PIN 760-01960-000
HAUENSTEIN, ALLEN
63 ST JOHN PL
FARMINGTON, AR 72730

PIN 760-01957-000
HAUENSTEIN, MARY ELIZABETH
63 ST JOHN PL
FARMINGTON, AR 72730

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<input type="checkbox"/> Adult Signature Required	\$0.00
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Total Postage and Fees	\$7.38

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
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Total Postage and Fees	\$7.38

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
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Total Postage and Fees	\$7.38

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Sent To: **Allan Havenstein**
 Street and Apt. No., or PO Box No.: **63 St. John Pl.**
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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.58
Total Postage and Fees	\$7.38

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FARMINGTON, AR 72730

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Extra Services & Fees (check box, add fee as appropriate)	\$3.05
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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	\$0.58
Total Postage and Fees	\$7.38

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FARMINGTON, AR 72730-0142

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City of Farmington, AR Planning Commission

Telecommunication Tower Narrative

Applicant: SCI Wireless and Tillman Infrastructure
497 Ridge Point Drive
Heath, TX 75126

Tenant: AT&T Wireless
308 S. Akard St., 19th Floor
Dallas, TX 75202

Landowner: J-Z Farmington LLC, Randolph J. Chick, Manager
PO Box 258
Farmington, AR 72730

Rep.: Greg Ferris, SCI Wireless
PO Box 573
Wichita, KS 67201

Site No.: 10554716

Location: A Part of the SE 1/4 of the SE 1/4 Sec. 22, Twp 16, R 31W Farmington, AR,
PIN: 760-01329-000, ID: 34601

Project Description

Tillman Infrastructure ("Tillman") is requesting the review and approval of Telecommunications Permit to establish a new 150-foot telecommunications tower located approximately 520' Southeast of the intersection of N. Kimberly Street and Lossing Street, Farmington, AR. The ("Facility") will consist of a monopole tower and utility cabinets within a 60' x 60' wood fence enclosure with access gates. The ground space within the enclosure and access area will covered with crushed stone.

AT&T Wireless ("AT&T") will collocate their panel antennas, remote radio units, antenna mounting frame and mounting poles, fiber optic cables and equipment, a GPS antenna, surge

A Part of the SE 1/4 of the SE 1/4 Sec. 22, Twp 16, R 31W Farmington, AR

protector, generator, radio equipment cabinets, utility connections on the Facility. The tower will accommodate a total of at least three antenna arrays which will allow for additional carriers.

Location

The Facility will be located in the wooded area Southeast of the end of Lossing Street, East of N. Kimberly Street. The property is zoned R1. The site is well buffered by mature trees. Only the area of the compound and access will be cleared. The remainder of the trees will not be removed, which will create a natural landscape buffer. The area to the immediate East and to the North are large lot residential developments. However, these are well buffered by the mature trees and are over 195 feet from the proposed tower. The properties to the West and Southwest are owned by the School District. The property owner of the proposed site owns the property to the South.

Objective

The Facility will provide an antenna platform for AT&T locate their antennas. This will provide added service to this area of Farmington. There is one tower nearly 2/3 of a mile Southeast of the proposed facility. This is out of the area AT&T needs for coverage. Therefore, a new tower is required for AT&T to provide coverage to this area. A map showing the proposed location, a 1.00-mile ring from the proposed location, and FCC licensed towers within that mile of the proposed site is included with this application. Also provided are propagation maps from AT&T demonstrating the need for this tower.

Coverage

The Facility will augment the coverage and capacity of AT&T's wireless telecommunications network in the surrounding area including the addition of FirstNet, the national first responders' emergency network, equipment. With the increase in demand or AT&T services in the area, the existing network of sites cannot provide satisfactory and reliable service to users of the network. The lack of signal strength and network capacity in the area constitutes a gap in coverage that will be minimized by the proposed project. The Facility will ensure that AT&T can meet the high demand for their services in the immediate area surrounding the site. This demand is generated by the increasing number of people that use wireless telecommunications services not only for phone calls but for texting, emailing, teleconferencing, video streaming and surfing the web. Wireless phones and devices have replaced "traditional" landline phones and have become the primary device and service used for communication including contacting emergency services in the form of 911 calls. AT&T is committed to providing quality and reliable service to meet this user demand. In addition to facilitating the public's access to E-911, ATT will be adding FirstNet equipment which allows dedicated frequencies and services to first responders to allow them to coordinate efforts in the event of emergencies such as fires, active shooters, or weather emergencies.

About AT&T

As a licensee authorized by the Federal Communications Commission to provide wireless services in this region, AT&T must establish a network of wireless telecommunications facilities in the Jonesboro area and beyond. Each wireless telecommunications facility, or base station, consists of transmitting and receiving antennas mounted on a communication tower or other suitable structure and electronic equipment cabinets. It will also consist of radios for receiving and transmitting wireless communications and complex electronic equipment to operate the radios, interface with other cellular sites, provide connections to the landline telephone network, and link the facility with the main switching center.

AT&T will operate this facility in full compliance with the regulations and licensing requirements of the FCC and FAA as governed by the Telecommunications Act of 1996 and other applicable laws.

In order to meet the basic level of operational radio signal coverage, radio frequency (RF) engineers have designed a network of wireless telecommunications facilities for the area and routinely maintains and modifies the facilities to ensure they use the most up to date equipment and technology to provide the most reliable and high-quality service possible. Due to increases in demand for wireless telecommunications services modifying the existing facilities does not always fix network coverage and capacity issues resulting in the need for the development of new wireless telecommunications facilities.

The applicant's engineers choose specific sites after lengthy analysis. Selection criteria include: limitations imposed by surrounding topography, the intended service area of the site, and the ability of the new site to "see" other sites in the network from its proposed location. Other selection factors include suitable access, availability of electrical and telephone service, and a willing property lessor. The antennas and equipment are screened or integrated with the building whenever possible. Only after careful analysis of many candidates and successful lease negotiations have been completed is a land use application such as this one submitted.

The cellular site is a passive use and will have no impact on other properties in the surrounding area. The facility is unstaffed. After an initial construction period of 30 to 45 days, the only traffic generated will be for routine maintenance visits, typically once or twice a month. There are no activities that will produce airborne emissions, odor, vibration, heat, glare, or noxious and toxic materials. All equipment and materials needed to operate the site are located in the equipment cabinets. The cellular site does not require water or sanitary facilities and therefore will generate no wastewater.

Wireless Communication Standards

Chapter 14.08 of the Farmington Code of Ordinances has the requirements and standards for wireless communication facilities. SCI, Tillman, and AT&T submit that this application for a

A Part of the SE 1/4 of the SE 1/4 Sec. 22, Twp 16, R 31W Farmington, AR

Tower Use Permit is compliant with the Farmington Code of Ordinances. The requirements for a Wireless Communication Facility are detailed in the code. This application complies with those requirements as follows:

Sec 14.08.03. - Overall policy, goals, and intent.

- 1) Provision of adequate wireless services throughout the City to provide the citizens, businesses, healthcare facilities, schools, and other institutions with the coverage and capacity needed.

Applicant's comment: The intent of the tower is to provide service to this area of Farmington. Currently there is not adequate in building coverage. This tower will be 5G capable and will provide increased coverage and capacity to the adjacent school. Propagation maps are included to show why this site was selected and required. This site was selected because it best served the RF needs of AT&T. Its proximity to the school was an important factor. It also was selected because it was well buffered with existing trees. The site also was selected because there are no dwellings within 195' for the proposed towers. This is well beyond the City's requirement of 110% of the tower height, or 165 feet. The heavy foliage buffers any residential property from the facility.

- 2) Requiring a wireless facilities permit (in adherence with federal laws as interpreted by the FCC) for any new, co-location or substantial modification of a wireless facility.

Applicant's comment: The proposed facility is applying for a Telecommunications Permit in Farmington. The application includes a check list of the Farmington requirements. All new towers must conform to FCC regulations and go through the FCC permitting process. This tower will follow that process.

- 3) Implementing an application process for person(s) seeking a wireless facilities permit.

Applicant's comment: The City has implemented a process and SCI is following that process through this application.

- 4) Establishing a policy for examining an application for and issuing a wireless facilities permit that is both fair and consistent.

Applicant's comment: The Farmington Code has established a policy and the applicant is following that process.

- 5) Promoting and encouraging, wherever possible, the sharing and/or co-location of wireless facilities among service providers.

Applicant's comment: The proposed tower will be constructed for collocation of at least two additional antenna arrays. The proposed compound will adequately house equipment for at least two more carriers. This will encourage collocation on this facility. There isn't another tower within one-half mile that AT&T could use.

Tillman Infrastructure actively seeks other carriers to utilize its towers. Tillman has agreements in place with all wireless carriers that make it easy for them to collocate on any tower owned by Tillman.

- 6) Promoting and encouraging, wherever possible, the placement, height and quantity of wireless facilities in such a manner, including but not limited to:
- a. Requiring the use of stealth or camouflaged wireless facilities technology to minimize aesthetic and visual impacts on the land, property, buildings, and other facilities adjacent to, surrounding, and in generally the same area as the requested location of such wireless facilities, which shall mean using the least visually and physically intrusive facility that is not technologically impracticable under the facts and circumstances.
Applicant's comment: The proposed facility will be a monopole. Monopoles are generally considered to be the least intrusive types of towers other than stealth applications. However, when a tower reaches a height about 100 feet, steal applications lose their ability to blend into the surroundings. A monopole has less of a profile than stealth applications and in the proposed location a monopole will minimize the aesthetic and visual impact in the area. If stealth, camouflaged or internal mount antennas are used, more towers are required. These types of towers do not lend themselves to collocation.
 - b. Requiring the screening of the tower base and accessory ground equipment.
Applicant's comment: The site has mature trees that will screen the tower base, ground equipment and a substantial portion of the tower itself. A solid fence will also buffer the proposed compound.
 - c. Requiring attractive screening, vegetation, and landscaping where appropriate.
Applicant's comment: The mature trees will provide attractive screening. If the City determines that the existing foliage is not sufficient, landscaping will be added to the City's specifications and requirements.
 - d. Minimization of noise and light.
Applicant's comment: The tower is under 200 feet so should not require any lighting as required by the FAA. Towers do not have any devices that put off noise and are very quiet. Minimal security lighting will be inside the compound. These are generally motion detecting lights that only light up the area inside the compound for security purposes.
 - e. Creation of an environment where multiple carriers can be placed on each tower and needless over-proliferation of towers throughout the City is avoided.
Applicant's comment: The proposed collocation ability will allow this tower to be used by multiple carriers. Since there are no other towers within one-

half miles of the site, other carriers will be drawn to this tower. Because of the proposed height, there should be adequate coverage for additional carriers. Tillman's relationship with other carriers will also make this tower easily available for collocation. The fact that this tower is proposed to have antenna arrays also increases the opportunity for collocation. Internally mounted antennas must take up two to three of the available spots on a tower. A tower of this size would only allow one or two carriers with internally mounted antennas. The range of internally mounted antennas are also not a great as antenna arrays. This means more towers are needed in Farmington. The proposed tower, at the proposed height, with antenna arrays limits the number of new towers that would be required.

- f. Requiring appropriate environmental compliance.

Applicant's comment: The tower will follow the FCC guidelines and go through the NEPA and SHIPO process. This will ensure environmental compliance.

Sec 14.08.05. – Permit Required

- a. Placement of New Wireless Facilities or Communication Towers.

- (1) All New Communication or Wireless Facility Towers shall be required to first apply for and obtain a Conditional Use Permit from the City prior to applying for a wireless facilities or communications tower permit.

Applicant's comment: City Staff informed us to use the Application for Telecommunication Permit instead of a Conditional Use Permit. That permit is attached to this application. The Telecommunications Permit goes through the same public hearing process as the Conditional Use Permit. However, the requirements and application information included in a Telecommunications permit is far greater.

- b. No person shall perform any construction of or on a wireless facility without having first obtained a building permit for such construction. In order to obtain a building permit for a wireless facility, the applicant must complete the wireless facilities permit process in addition to the building permit application.

Applicant's comment: Once the Telecommunication Permit is approved the applicant will apply for a building permit.

- c. No person shall use a wireless facility for which a wireless facilities permit is required without the final inspection and approval of the wireless facility showing that the construction of the facility meets all requirements and conditions of the wireless facilities permit, and that all applicable building codes and related building requirements have been met.

Applicant's comment: Complete tower and foundation drawings will be included in the building permit application. These will have all the required information and will demonstrate that all requirements are met.

- d. An applicant for or holder of a wireless facilities permit shall obtain, at its own expense, all permits and licenses required by applicable law, rule, regulation or code, and must maintain the same, in full force and effect, for as long as required by the city, the Federal Communications Commission or other governmental agencies having jurisdiction over the wireless facility.

Applicant's comment: Applicant will comply completely with this section.

Sec 14.08.07. – Application

- e. The applicant shall provide written and notarized documentation to verify it has the right to proceed as proposed on the site and to employ such easements and/or other property interests to access the site as may be necessary for repair and maintenance of the facility. Such documentation may consist of an executed warranty deed or other conveyances clearly depicting the site and all easements for utilities, and ingress and egress.

Applicant's comment: A signed notarized application is attached to this application. Also attached is a copy of the deed.

- f. Statement required by Section 14.08.07 f:

Applicant's comment: The proposed wireless facilities shall be maintained in a safe manner, and in compliance with all conditions of the wireless facilities permit, without exception, as well as all applicable building codes and ordinances, including any and all applicable city, state and federal laws, rules, and regulations. The construction of this wireless facility is legally permissible as documented by the property owner's notarized signature on the application.

- g. Section 14.08.07 h (3) and (4):

Applicant's comment: The tower height of 150 feet does not meet the threshold for lighting as required by the FAA (towers over 200 feet). No lighting is proposed unless ordered by the FAA. The only signage that will be on the site is that which is required by the FCC for all towers. There will be no signage that will be lit. The only lighting inside the compound will be low security lighting.

November 22, 2021

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

Dear Ms. McCarville,

J-Z Farmington LLC is the owner of the property on the attached application. Greg Ferris of SCI Wireless is authorized to represent J-Z Farmington LLC as its agent, on the request for a Tower Use Permit, and the Application for Variance/Waiver on the property with the Property Identification Number of 760-01329-000 on the leased premises of 75' x 75' plus easements. The legal description of the leased premises is attached.

This authorization is restricted to the leased area on the property with a Property Identification Number of 760-01329-000 and does not apply to any other property owned by J-Z Farmington LLC or Jon-Zoe Properties LLC. This authorization is a one-time authorization for the Tower Use Permit and Application for a Variance/Waiver applied for in November or December of 2021.

Please let me know if you have any questions.

Sincerely,
J-Z Farmington, LLC

SCI Wireless



Randolph J. Chick

Greg Ferris, Zoning Admin.

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

Applicant: Greg Farris

Date: 12/7/2021

Project Name: Telecommunications Tower

Engineer/Architect: SCI Wireless

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

Representing: City of Farmington Name: Melissa McCarville

1. Engineering fees will accumulate as the development continues. We will bill the engineer or the developer monthly.
2. Adjacent property owners must be notified by certified mail; receipts should be submitted by one week prior to the Planning Commission meeting. Please add a note on your letter that the meeting is available through Zoom and in person.
3. An advertisement regarding the development should be in the paper no later than 15 days prior to the planning commission meeting. Proof of publication must be provided when it is available. The Democrat Gazette only publishes legal notices on Sunday and the Washington County Enterprise Leader is published on Wednesday. Please add a note on your publication and letters that the meeting is through Zoom and in person. **With this in mind, the ad must be in Sunday, December 12, 2021 to meet the deadline.**
4. The revised plan must be submitted by next Tuesday, 11th by noon. The City requires 15 copies for planning commission. The Planning Commission needs only a site plan and a landscape plan. Plans must be folded with all sheets included in one set.
5. A revised copy of the plan and drainage plan should be delivered to City Hall for Chris Brackett, he will also accept digital copies.
6. Planning Commission meeting will be **Tuesday, December 28, 2021 at 6:00 pm**. We are doing in person meetings; we will still provide information for virtual meetings. A link for the meeting will be sent out closer to the date. Please watch our Facebook page and website for details.

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

Applicant: Greg Farris

Date: December 7, 2021

Project Name: SCI Wireless Telecommunications Tower

Engineer/Architect: SCI Wireless

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. The Planning Commission shall make a determination whether the improvements within the Lossing Street right-of-way shall be installed per the City's Street Standards.
4. Gravel drives and parking lots are not allowed by ordinance in Farmington. All gravel areas must be shown as a dust free surface (concrete or asphalt).

Received By: _____

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: Greg Farris

Date: 12/7/2021

Project Name: Telecommunications Tower

Engineer/Architect: SCI Wireless

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

Representing: PGTelco / Zing Broadband

Name: Shane Bell

Phone: 479-841-0980

Email: sbell@pgtc.com

PGTelco has no comments on this project.

Thanks

Received By: _____

TELECOMMUNICATION TOWER



Date:

City:

Name: GREG

General Comments:

1. Any damage or relocation of existing facilities will be at owner's expense.
2. Any power line extension that has to be built to this property will be at the owner's expense. The cost will be determined after the owner makes application for electric service and the line has been designed.
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. Please contact Ozarks Electric if you have any questions.
Wes Mahaffey At (479)263-2167 Or wmahaffey@ozarksecc.com

TELECOMMUNICATION TOWER



Date:

City:

Name: GREG

General Comments:

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CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: Greg Farris

Date: 12/7/2021

Project Name: Telecommunications Tower

Engineer/Architect: SCI Wireless

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

Representing: PGTelco / Zing Broadband

Name: Shane Bell

Phone: 479-841-0980

Email: sbell@pgtc.com

PGTelco has no comments on this project.

Thanks

Received By: _____



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



Date: 12/7/21

William Hellard

Fire Chief

Farmington Fire Department

372 W Main St. Farmington, AR, 72730

Subject: Telecommunication Tower

No comment at this time.

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

Applicant: Greg Farris

Date: 12/07/2021

Project Name: Telecommunications Tower

Engineer/Architect: SCI Wireless

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, AR

Name: Judy Horne, Planning Commission
479-267-1022 jhorne923@gmail.com

See attached excerpt from City of Farmington Cell Tower Ordinance 2018-05 for camouflaging or stealth technology for new towers AND specific landscaping requirements for cell towers.

Also note that (3) *Vegetative screening recommendations* item 3. states:

“A landscape plan depicting varieties, size (upon planting), and proposed placement of all landscape materials shall be submitted with the Wireless Facilities application or the Conditional Use Permit Application if necessary. All proposed or existing easements should also be shown (utility, access, rights of way, and landscape easements, etc.).”

This has not been included in this application for a telecommunications permit as required. It will be needed for Planning Commission consideration.

Received By: _____

(I) **New towers.** New wireless communications towers shall meet the following requirements:

- (4) *Camouflaging or stealth technology for new towers.* If the applicant demonstrates that it is not feasible to locate on an existing structure, towers shall be designed to be camouflaged including, but not limited to, use of compatible building materials and colors, screening, landscaping, and placement within trees, and other structures that may screen or partially screen the view of the tower from adjacent properties or rights-of-way.

Review and Construction Requirements for new Communication Towers if Conditional Use Permit is granted

- a. Vegetative screening should be designed to visually screen the area by using groups of clustered vegetation to achieve a screen natural in appearance. The screened area may exclude access and utility easements.
- b. The screened area should include a mixture of evergreen and deciduous vegetation types of varying heights. Depending on the setting and existing vegetation on or near the tower property or leased area, a landscape easement adjacent to the site/leased area may be required. If a landscape easement is needed, it must be at least a minimum of 15' in width.

(3) *Vegetative screening recommendations.* It is recommended that wireless communications facilities shall be surrounded by buffers of dense tree growth and understory vegetation in all directions to create an effective year-round visual buffer. Trees and vegetation may be existing on the subject property, installed as part of the proposed facility, or a combination of both. The need for screening shall be evaluated during the Conditional Use Permit process. If additional vegetative screening is determined to be necessary, the Planning Commission will consider adding a condition of approval that takes into account the following:

- a. Vegetative screening should be designed to visually screen the area by using groups of clustered vegetation to achieve a screen natural in appearance. The screened area may exclude access and utility easements.
- b. The screened area should include a mixture of evergreen and deciduous vegetation types of varying heights. Depending on the setting and existing vegetation on or near the tower property or leased area, a landscape easement adjacent to the site/leased area may be required. If a landscape easement is needed, it must be at least a minimum of 15' in width.
- c. In order to effectively screen the tower site, for every 25 linear feet of perimeter of the leased area, property line (or defined property used for the tower site), the following landscaping is recommended to be installed:
 - i. One (1) large tree
 - ii. Two (2) understory trees
 - iii. Five (5) large shrubs

- d. If there is existing vegetation onsite or within close proximity that currently provides screening for the site, then the Planning Administrator may determine that lesser amounts of additional landscaping may be needed. Offsite landscape easements may be required to assure the existing vegetation persists.
- e. A landscape plan depicting varieties, size (upon planting), and proposed placement of all landscape materials shall be submitted with the Wireless Facilities application or the Conditional Use Permit application if necessary. All proposed or existing easements should also be shown (utility, access, rights of way, and landscape easements, etc.).
- f. Irrigation- shall not be required, but the owners shall be required to care for the planted vegetation and replace any vegetation that does not survive.

§ 14 SIGNAGE.

(A) Each wireless facility shall display a sign no larger than four square feet, containing the site identification number and emergency phone number(s) of the permit holder or other person (s) operating the facility. The sign shall be on the equipment shelter or cabinet of the applicant and be visible from the access point of the site and must identify the equipment owner of the shelter or cabinet. The signs shall not be lighted, unless applicable law, rule or regulation requires lighting. No other signage, including advertising, shall be permitted.

Leann Tolleson

Subject: FW: Rezoning ---Twin Falls Lot

From: Melissa McCarville [<mailto:melissamccarville@cityoffarmington-ar.gov>]

Sent: Thursday, December 16, 2021 3:54 PM

To: 'Leann Tolleson'

Subject: FW: Rezoning ---Twin Falls Lot

Make a copy of this email for the agenda. Original, request R-1 to C-2; request downgraded by petitioner to R-1 to R-O.

From: Jerry [<mailto:coyle.enterprises@gmail.com>]

Sent: Thursday, December 16, 2021 3:48 PM

To: Ernie Penn

Cc: melissamccarville@cityoffarmington-ar.gov

Subject: Re: Rezoning ---Twin Falls Lot

Melissa, please change my request to RO zoning for my lot in twin falls.

Thanks

Sent from my iPhone

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: <u>Coyk Enterprises</u>	Day Phone: <u>479-267-5847</u>
Address: <u>930 E Parks Street P.G.</u>	Fax: <u>N/A</u>
Representative: <u>Jerry Coyk</u>	Day Phone: <u>479 899 6444</u>
Address: <u>P.O. Box 565 P.G.</u>	Fax: <u>N/A</u>
Property Owner: <u>Same</u>	Day Phone: _____
Address: _____	Fax: _____
Indicate where correspondence should be sent (circle one): Applicant <input type="radio"/> <u>Representative</u> <input checked="" type="radio"/> Owner <input type="radio"/>	

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

Property Description

Site Address -- 12245 Hwy 62
 Current Zoning -- R-1 Proposed Zoning -- C-2

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:

C-2 for Law office

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 11th day of November, 2021.

PLACE LEGAL DESCRIPTION OF PROPERTY HERE

A public hearing to consider this request to rezone the above described property from R-1 to C-2 will be held on the 28 day of December, 2021, 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.

 Date 11-23-21
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 11-23-21
Owner/Agent Signature

File# 2018-00035969

After recording please return to:
Waco Title Company
2592 S. 48th St.
Springdale, AR 72762

**WARRANTY DEED
MARRIED PERSONS**

File #: 1814082-131

KNOW ALL MEN BY THESE PRESENTS:

That we, **Steve Boyd and Anita Boyd, husband and wife**, hereinafter called GRANTOR(S), for and in consideration of the sum of ---One AND 00/100--- DOLLARS---(\$1.00)---and other good and valuable consideration in hand paid by **Coyle Enterprises, Inc.**, an Arkansas corporation, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto **Coyle Enterprises Inc.**, an Arkansas corporation, hereinafter called GRANTEE(S), and unto its successors and assigns forever, the following lands lying in **Washington County, Arkansas** to-wit:

Lot 128 of Twin Falls Addition Phase III being a replat of Tract 1B, Twin Falls Addition Phase I and part of the Southwest Quarter of the Southwest Quarter and part of the Southeast Quarter of the Southwest Quarter all in Section 27, Township 16 North, Range 31 West, City of Farmington, Washington County, Arkansas as per plat on file in Plat Book 24A at Page 143.

**Subject to easements, rights-of-way, and protective covenants of record, if any.
Subject to all prior mineral reservations and oil and gas leases.**

TO HAVE AND TO HOLD the same unto the said Grantee(s), and unto its successors and assigns forever, with all appurtenances thereunto belonging.

And we hereby covenant with said Grantee(s) that we will forever warrant and defend the title to the said lands against all claims whatsoever.

And we, Steve Boyd and Anita Boyd, husband and wife, for and in consideration of the said sum of money, do hereby release and relinquish unto the said Grantee(s) all our rights of curtesy, dower and homestead in and to the said lands.

Prepared under the supervision of
Brian Blackman, Attorney
2592 S. 48th St.
Springdale, AR. 72762

WITNESS our hands and seals on this 29 day of NOV., 2018.

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:

J.R. Boyd

[Signature]
Steve Boyd

GRANTEE'S ADDRESS:

P.O. Box 565

[Signature]
Anita Boyd

Prarie Grove AR 72753

ACKNOWLEDGMENT

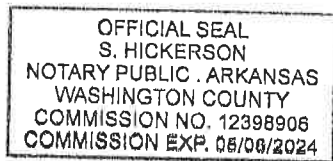
STATE OF AR)
COUNTY OF Washington) SS.

On this day, before the undersigned, a Notary Public, duly commissioned, qualified and acting, within and for the said County and State, appeared in person the within named **Steve Boyd and Anita Boyd**, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they had executed the same for the consideration, uses and purposes therein set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 29 day of NOV, 2018.

[Signature]
Notary Public

My Commission Expires:
05-06-2024

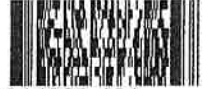




STATE OF ARKANSAS
DEPARTMENT OF FINANCE AND ADMINISTRATION
MISCELLANEOUS TAX SECTION
P.O. BOX 896, LITTLE ROCK, AR 72203-0896

Real Estate Transfer Tax Stamp

Proof of Tax Paid



File Number: 1814082-131

Grantee: COYLE ENTERPRISES, INC.
Mailing Address: P O BOX 565
PRAIRIE GROVE AR 727530000

Grantor: STEVE BOYD AND ANITA BOYD
Mailing Address: P O BOX 1242
FARMINGTON AR 727300000

Property Purchase Price: \$55,000.00
Tax Amount: \$181.50

County: WASHINGTON
Date Issued: 12/05/2018
Stamp ID: 288837632

Washington County, AR
I certify this instrument was filed on
12/5/2018 10:25:08 AM
and recorded in REAL ESTATE

File# 2018-00035969
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): Coyle Enterprises, Inc.

Grantee or Agent Name (signature): by Waco Title as agent Date: 12/5/18

Address: _____

City/State/Zip: _____

NORTHWEST ARKANSAS Democrat Gazette

PO BOX 1827 FARMINGTON AR 72702 • 479-443-7100 • FAX 479-443-7101 • WWW.NWARKANSAS.COM

AFFIDAVIT OF PUBLICATION

I, Brittany Smith, do solemnly swear that I am the Accounting Legal Clerk of the Northwest Arkansas Democrat-Gazette, a daily newspaper printed and published in said County, State of Arkansas; that I was so related to this publication at and during the publication of the annexed legal advertisement the matter of: Notice 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.

City of Prairie Grove
Public Hearing

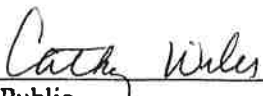
Was inserted in the Regular Edition on:
November 26, 2021

Publication Charges: \$46.80



Brittany Smith

Subscribed and sworn to before me
This 29 day of Nov, 2021.



Notary Public
My Commission Expires: 2/20/24

Cathy Wiles
Benton COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires 02-20-2024
Commission No. 12397118

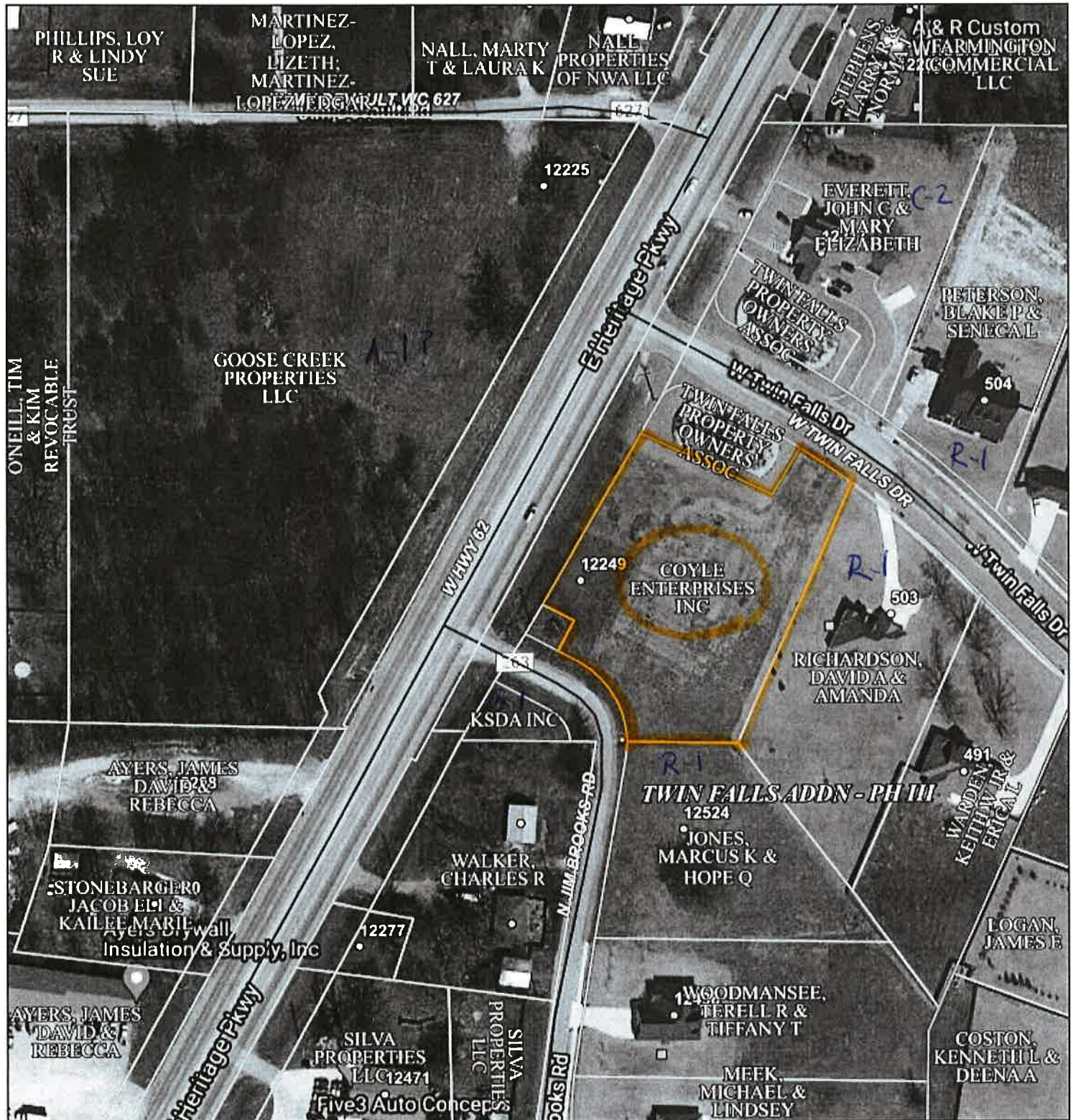
****NOTE****
Please do not pay from Affidavit.
Invoice will be sent.

NOTICE OF PUBLIC HEARING
A petition to rezone the property as described below has been filed with the City of Farmington on the 23rd day of November, 2021.
Lot 128 of Twin Falls Addition Phase III being a replat of Tract 1B, Twin Falls Addition Phase I and part of the Southwest Quarter of the Southwest Quarter and part of the Southeast Quarter of the Southwest Quarter all in Section 27, Township 16 North, Range 31 West, City of Farmington, Washington County, Arkansas as per plat on file in Plat Book 24A at Page 143.
A public hearing to consider this request to rezone the above described property from R-1 to C-2 will be held on the 28th day of 2021, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.
75492843 Nov 26, 2021

Washington County

Assessor's Office

Russell Hill, Assessor



Date Created: 11/23/2021
Created By: actDataScout

1 inch = 140 feet

This map should be used for reference purposes only and should not be considered a legal document. While every effort has been made to ensure the accuracy of this product, the publisher accepts no responsibility for any errors or omissions nor for any loss or damage alleged to be suffered by anyone as a result of the publication of this map and the notations on it, or as a result of the use or misuse of the information provided herein.

ADJACENT PROPERTY OWNERS:

Goose Creek Properties, LLC
496 Double Springs Rd.
Farmington, AR 72730

KSDA, Inc.
P.O. Box 605
Farmington, AR 72753

Charles Walker
3363 S. Archie Watkins Rd.
Farmington, AR 72730

Marcus & Hope Jones
1635 N. Cannondale Dr.
Fayetteville, AR 72704-6945

David & Amanda Richardson
503 W. Twin Falls Dr.
Farmington, AR 72730

John Everett
P.O. Box 1460
Farmington, AR 72730

Blake & Seneca Peterson
504 Twin Falls Dr.
Farmington, AR 72730

**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:

12245 Hwy 62
Location

Coyle Enterprises, Inc.
Owned by

NOTICE IS HEREBY GIVEN THAT an application has been filed for REZONING of the above property from R-1 to C-2.

A public hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main St. on December 28, 2021 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.

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

Farminston, AR 72730

Certified Mail Fee	\$3.75	0254
Extra Services & Fees (check box, add fee as appropriate)	\$3.05	8
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.58	
Total Postage and Fees	\$7.38	11/23/2021

Sent To **KSPA**
 Street and Apt. No., or PO Box No.
PO Box 1205
 City, State, ZIP+4®
Farminston, AR 72730

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

7019 0700 0001 2582 1269

U.S. Postal Service
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Farminston, AR 72730

Certified Mail Fee	\$3.75	0254
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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.58	
Total Postage and Fees	\$7.38	11/23/2021

Sent To **Goose Creek Properties**
 Street and Apt. No., or PO Box No.
4916 Noble Springs Rd
 City, State, ZIP+4®
Farminston, AR 72730

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

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.58	
Total Postage and Fees	\$7.38	11/23/2021

Sent To **Charles Walker**
 Street and Apt. No., or PO Box No.
3523 S. Archie Watkins
 City, State, ZIP+4®
Farminston, AR 72730

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

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Fayetteville, AR 72704

Certified Mail Fee	\$3.75	0254
Extra Services & Fees (check box, add fee as appropriate)	\$3.05	8
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.58	
Total Postage and Fees	\$7.38	11/23/2021

Sent To **Marques & Hope Jones**
 Street and Apt. No., or PO Box No.
1635 N. Cannondale Dr
 City, State, ZIP+4®
Fayetteville, AR 72704-1945

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

U.S. Postal Service
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Farmington, AR 72730

Certified Mail Fee **\$3.75**
 \$
 Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$ **\$3.05**
 Return Receipt (electronic) \$ **\$0.00**
 Certified Mail Restricted Delivery \$ **\$0.00**
 Adult Signature Required \$ **\$0.00**
 Adult Signature Restricted Delivery \$

Postage **\$0.58**
 \$
Total Postage and Fees \$7.38

0254
 8
 Postmark
 Here
 11/23/2021

Sent To **John Everett**
 Street and Apt. No. (or PO Box No.)
PO Box 1460
 City, State, ZIP+4®
Farmington, AR 72730

PS Form 3800, April 2013 PSN 7530-02-000-9047 See Reverse for Instructions

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Farmington, AR 72730

Certified Mail Fee **\$3.75**
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 Adult Signature Restricted Delivery \$

Postage **\$0.58**
 \$
Total Postage and Fees \$7.38

0254
 8
 Postmark
 Here
 11/23/2021

Sent To **Blake & Seneca Peterson**
 Street and Apt. No. (or PO Box No.)
504 Twin Falls Dr.
 City, State, ZIP+4®
Farmington, AR 72730

PS Form 3800, April 2013 PSN 7530-02-000-9047 See Reverse for Instructions

7019 0700 0001 2582 1302

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Farmington, AR 72730

Certified Mail Fee **\$3.75**
 \$
 Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$ **\$3.05**
 Return Receipt (electronic) \$ **\$0.00**
 Certified Mail Restricted Delivery \$ **\$0.00**
 Adult Signature Required \$ **\$0.00**
 Adult Signature Restricted Delivery \$

Postage **\$0.58**
 \$
Total Postage and Fees \$7.38

0254
 8
 Postmark
 Here
 11/23/2021

Sent To **Dana & Amanda Richardson**
 Street and Apt. No. (or PO Box No.)
503 W. Twin Falls
 City, State, ZIP+4®
Farmington, AR 72730

PS Form 3800, April 2013 PSN 7530-02-000-9047 See Reverse for Instructions

From: Cathy Wiles
Sent: Tuesday, November 23, 2021 11:17 AM
To: Cassie Parker; legalads@nwadg.com
Subject: RE: Rezoning Notice

Scheduled for 11/26 cost \$ 46.80

Thanks
Cathy

Always reply to legalads@nwadg.com



Cathy Wiles
Classified & Legal | cwiles@nwaonline.com
479-571-6421 |  

Northwest Arkansas Democrat-Gazette www.nwaonline.com
Our community. Our paper.

212 N. East Ave. Fayetteville, AR 72701

NOTICE OF PUBLIC HEARING

A petition to rezone the property as described below has been filed with the City of Farmington on the 23rd day of November, 2021.

Lot 128 of Twin Falls Addition Phase III being a replat of Tract 1B, Twin Falls Addition Phase I and part of the Southwest Quarter of the Southwest Quarter and part of the Southeast Quarter of the Southwest Quarter all in Section 27, Township 16 North, Range 31 West, City of Farmington, Washington County, Arkansas as per plat on file in Plat Book 24A at Page 143.

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CITY OF FARMINGTON

354 W Main ST, Farmington, AR 72730

TRANSACTION #	10274870-0183
DATE	11/23/2021 1:29 PM
RESULT	APPROVED
TRANSACTION METHOD	CASH
TRANSACTION TYPE	SALE
REFERENCE NUMBER	CK#5733 12245 HWY 62

1 x Development Fee	\$25.00
Subtotal	\$25.00

TOTAL (USD)	\$25.00
-------------	----------------

Receipt sent via SwipeSimple, powered by CardFlight

© CardFlight, Inc. 2021

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: DRP Holdings LLC Day Phone: 479-872-3824
Address: 2790 S. Thompson St. Ste 102
Springdale, AR 72764 Fax: _____
Representative: Jorgensen & Associates Day Phone: 479-442-9127
Address: 124 W. Sunbridge Dr, Ste 5 Fax: _____
Property Owner: Same as applicant Day Phone: _____
Address: _____ Fax: _____

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

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

For office use only:
Fee paid \$ 2000.00 Date 11/23/21 Receipt # _____

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

Property Description
Site Address -- West side of Hunter St., west of Summerfield Phase 1.
Current Zoning -- R-1
Attach legal description


Financial Interests

The following entities or people have a financial interest in this project:
DRP Holdings 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.*

Charles Zardin  Date 11.18.2021
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.)*

Craig Young  Date 11/18/2021
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.		✓	This will be a residential subdivision
4. Fifteen (15) copies of the site plan folded to a size of no greater than 10" X 10 ½ ".	✓		
5. List of adjacent property owners and copy of notification letter sent. *		✓	Provided on plat. Notification letter to be provided at a later time when PC date is known.
6. White receipts from post office and green cards from registered letters (at least 7 days prior to the meeting).		✓	Provided at later date.
7. Proof of publication of public hearing notice, should be published a minimum of 10 days prior to planning commission meeting (proof must be provided at least 7 days prior to the meeting).		✓	Provided at later date
The Following Shall Appear on the Site Plan:			
1. Names, addresses and telephone numbers of the record owners, applicant, surveyor, architect, engineer and person preparing the plat.	✓		
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		✓	Will provide prior to const
b. 404 Permit		✓	Will provide prior to const
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 structures on site.
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.	✓		
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		✓	None known.
4. If a septic system is to be utilized, note that on the plat. Show the location and test data for all percolation tests.		✓	N/A
5. Regarding all proposed water systems on or near the site:			
a. Provide pipe locations, sizes and types.	✓		
b. Note the static pressure and flow of the nearest hydrant.	✓		
c. Show the location of proposed fire hydrants, meters, valves, backflow preventers and related appurtenances.	✓		
6. All proposed underground or surface utility lines if determined: (this category includes but is not limited to telephone, electrical, natural gas and cable.)			
a. Locations of all related structures.	✓		
b. Locations of all lines above and below ground.	✓		
c. A note shall be placed where streets will be placed under the existing overhead facilities and the	✓		

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

**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.*



JORGENSEN
+ASSOCIATES
Civil Engineering · Surveying

124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703

Office: 479.442.9127
Fax: 479.582.4807
www.jorgensenassoc.com

November 18, 2021

City of Farmington
354 W. Main
Farmington, AR 72730

Attn: Melissa McCarville – City Business Manager
Re: Preliminary Plat for Summerfield Subdivision Phase II

This letter is in regards to a proposed Preliminary Plat for Summerfield Subdivision Phase II. This property is located west of North Hunter Street, just to the west of Summerfield Phase I, which is currently under construction. This site is an undeveloped pasture, with slopes from the north east to the south west towards Farmington Branch.

This property is zoned R-1 & R-2, and the proposed development includes 194 buildable single-family residential lots ranging in size from 75' to 80' in width. The proposed development includes construction of roadways, storm drainage, and water & sewer utilities. A detention pond is proposed to meet drainage requirements.

We thank you for your consideration of this proposal and please call with any questions,

Thank you.

Sincerely;

Charles A. Zardin, PE

NOTICE OF PUBLIC HEARING

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

PLACE LEGAL DESCRIPTION OF PROPERTY HERE

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

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

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

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

Location

Owned by

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

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

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

LEGAL DESCRIPTION - OVERALL:

Part of the SW1/4 and part of the NW1/4 all in Section 23, T16N, R31W in Washington County, Arkansas and being more particularly described as follows; Beginning at the NE Corner of Said SW1/4 of Section 23, thence N87°43'31"W 30.00 feet to the West Right-of-way of Hunter Street, thence along said Right-of-way S02°09'17"W 1,250.00 feet, thence leaving said Right-of-way N87°43'31"W 150.00 feet, thence S02°09'17"W 150.00 feet, thence N87°43'31"W 300.00 feet, thence S02°09'17"W 334.00 feet, thence S89°49'31"E 300.18 feet, thence S02°09'17"W 123.00 feet, thence S67°56'26"E 102.03 feet, thence N74°46'06"E 56.65 feet to the West Right-of-way of Hunter Street, thence along said Right-of-way S02°09'17"W 223.97 feet, thence leaving said Right-of-Way N36°56'09"W 165.75 feet along the south top of bank of Farmington Branch of Goose Creek, thence continuing along the top of bank N86°58'52"W 159.65 feet, thence S77°31'14"W 103.14 feet, thence S72°08'15"W 58.16 feet, thence leaving said top of bank S09°19'43"E 65.59 feet to the northeast corner of a Lot Split File No. 2008-35086, thence along the north line of said lot split S68°37'54"W 13.18 feet, thence S43°26'38"W 28.67 feet, thence S23°47'43"W 37.29 feet, thence S84°44'56"W 58.41 feet to a found iron pin, thence continuing along said north line S75°12'02"W 107.00 feet, thence N28°25'17"W 68.20 feet, thence N83°49'56"W 54.76 feet, thence leaving said north line N78°01'21"W 52.62 feet to a found iron pin, thence along the north line of South Bank Subdivision N49°22'27"W 104.06 feet, thence N45°19'47"W 45.70 feet, thence N28°15'06"W 165.39 feet to a found iron pin, thence continuing along said north line N82°43'28"W 210.52 feet, thence leaving said north line N75°46'10"W 210.90 feet to a point on the north line of Hamblens Subdivision, thence along said north line N23°35'43"W 54.50 feet, thence N73°50'43"W 169.00 feet, thence S71°09'17"W 148.50 feet, thence N63°50'43"W 287.10 feet, thence N73°20'43"W 162.40 feet, thence N47°50'43"W 184.80 feet, thence S42°09'17"W 37.60 feet, thence N64°20'43"W 368.32 feet, thence leaving said north line N02°21'14"E 1,465.65 feet to a found iron pin, thence N02°20'55"E 883.47 feet to a found iron pin, thence S87°35'37"E 1,319.46 feet, thence N02°27'31"E 442.07 feet to a found iron pin, thence S87°44'24"E 1,322.05 feet to a found iron pin, thence S02°26'59"W 1,109.98 feet to a found iron pin, thence N88°05'29"W 28.75 feet, thence S02°04'01"W 198.05 feet to a found iron pin, thence S87°58'19"E 28.08 feet to a found iron pin, thence S02°15'30"W 20.02 feet to the POINT OF BEGINNING, Containing 176.18 acres, more or less, subject to easements and right of ways of record; part of the above described property also being Lots 1-6 in Block 1, Lots 1-14 in Block 2, Lots 1-14 Block 3, Lots 1-14 in Block 4, Lots 2-9 in Block 5, Lots 5-12 and a part of Lot 13 in Block 6, Lots 15 in Block 7 all being a part of the Farmington Estates Addition to the City of Farmington, Arkansas as record Plat Book 3 at Page 439 and Plat Book 3 at page 457 in the office of the Circuit Clerk and Ex-Officio Records of Washington County, Arkansas and said Lots/Blocks being replated into Summerfield Subdivision Phase 1 as shown hereon.

LEGAL DESCRIPTION - PHASE I:

Part of the SW1/4 and part of the NW1/4 all in Section 23, T16N, R31W in Washington County, Arkansas and being more particularly described as follows; Beginning at the NE Corner of Said SW1/4 of Section 23, thence N87°43'31"W 30.00 feet to the West Right-of-way of Hunter Street, thence along said Right-of-way S02°09'17"W 1,250.00 feet, thence leaving said Right-of-way N87°43'31"W 150.00 feet, thence S02°09'17"W 150.00 feet, thence N87°43'31"W 300.00 feet, thence S02°09'17"W 334.00 feet, thence S89°49'31"E 300.18 feet, thence S02°09'17"W 123.00 feet, thence S67°56'26"E 102.03 feet, thence N74°46'06"E 56.65 feet to the West Right-of-way of Hunter Street, thence along said Right-of-way S02°09'17"W 223.97 feet, thence leaving said Right-of-Way N36°56'09"W 165.75 feet along the south top of bank of Farmington Branch of Goose Creek, thence continuing along the top of bank N86°58'52"W 159.65 feet, thence S77°31'14"W 103.14 feet, thence S72°08'15"W 58.16 feet, thence leaving said top of bank S09°19'43"E 65.59 feet to the northeast corner of a Lot Split File No. 2008-35086, thence along the north line of said lot split S68°37'54"W 13.18 feet, thence S43°26'38"W 28.67 feet, thence S23°47'43"W 37.29 feet, thence S84°44'56"W 58.41 feet to a found iron pin, thence continuing along said north line S75°12'02"W 107.00 feet, thence N28°25'17"W 68.20 feet, thence N83°49'56"W 54.76 feet, thence leaving said north line N78°01'21"W 52.62 feet to a found iron pin, thence along the north line of South Bank Subdivision N49°22'27"W 104.06 feet, thence N45°19'47"W 45.70 feet, thence N28°15'06"W 165.39 feet to a found iron pin, thence continuing along said north line N82°43'28"W 210.52 feet, thence leaving said north line N75°46'10"W 210.90 feet to a point on the north line of Hamblens Subdivision, thence along said north line N23°35'43"W 54.50 feet, thence N73°50'43"W 169.00 feet, thence S71°09'17"W 148.50 feet, thence leaving said north line N63°50'43"W 273.08 feet, thence N20°11'38"E 678.50 feet, thence N69°48'22"W 42.14 feet, thence N20°11'38"E 50.00 feet, thence along a non tangent curve to the left 39.27 feet, said curve having a radius of 25.00 feet and chord bearing and distance of N65°11'38"E 35.36 feet, thence N20°11'38"E 75.00 feet, thence S69°48'22"E 300.00 feet, thence N20°11'38"E 25.00 feet, thence S69°48'22"E 215.00 feet, thence S02°12'23"W 35.09 feet, thence S87°47'37"E 299.34 feet, thence N02°15'34"E 710.00 feet, thence S87°47'37"E 30.00 feet, thence N02°12'23"E 185.00 feet, thence S87°47'37"E 212.27 feet to a point of curve to the left 118.68 feet, said curve having a radius of 170.00 feet and a chord bearing and distance of N72°12'23"E 116.29 feet, thence N52°12'23"E 246.75 feet to a point of curve to the right 160.84 feet, said curve having a radius of 230.00 feet and a chord bearing and distance of N72°14'26"E 157.59 feet, thence S87°43'31"E 216.83 feet, thence S02°03'01"W 10.10 feet, thence S87°58'19"E 28.08 feet, thence S02°15'30"W 20.02 feet to the POINT OF BEGINNING, Containing 55.47 acres, more or less, subject to easements and right of ways of record.

LEGAL DESCRIPTION - PHASE II:

PART OF THE SW1/4 AND PART OF THE NW1/4, ALL IN SECTION 23, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE Corner of Said SW1/4 of Section 23, THENCE N87°36'43"W 808.61 FEET TO THE POINT OF BEGINNING; THENCE S02°12'23"W 199.47 FEET; THENCE ALONG A CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 90°00'00", HAVING A RADIUS OF 25.00 FEET, AND CHORD BEARING S47°12'23"W 35.36 FEET; THENCE N87°47'37"W 70.00 FEET; THENCE S02°12'23"W 185.00 FEET; THENCE N87°47'37"W 30.00 FEET; THENCE S02°15'34"W 710.00 FEET; THENCE N87°47'37"W 299.34 FEET; THENCE N02°12'23"E 35.09 FEET; THENCE N69°48'22"W 215.00 FEET; THENCE S20°11'38"W 25.00 FEET; THENCE N69°48'22"W 300.00 FEET; THENCE S20°11'38"W 75.00 FEET; THENCE ALONG A CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 90°00'00", HAVING A RADIUS OF 25.00 FEET, AND CHORD BEARING S65°11'38"W 35.36 FEET; THENCE S20°11'38"W 50.00 FEET; THENCE S69°48'22"E 42.14 FEET; THENCE S20°11'38"W 678.48 FEET; THENCE N63°53'47"W 14.02 FEET; THENCE N73°20'43"W 162.40 FEET; THENCE N47°50'43"W 184.80 FEET; THENCE S42°09'17"W 37.60 FEET; THENCE N64°20'43"W 368.32 FEET; THENCE N02°21'14"E 1465.65 FEET; THENCE N02°20'55"E 883.47 FEET; THENCE S87°35'37"E 1319.46 FEET; THENCE S01°33'48"W 43.22 FEET; THENCE S87°34'34"E 111.35 FEET; THENCE N02°12'23"E 26.92 FEET; THENCE S87°47'37"E 150.00 FEET; THENCE S02°12'23"W 265.00 FEET; THENCE ALONG A CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 43°49'10", HAVING A RADIUS OF 475.00 FEET, AND CHORD BEARING S19°42'12"E 354.49 FEET; THENCE N87°47'37"W 121.12 FEET; THENCE S04°39'31"W 90.20 FEET; THENCE S02°12'23"W 49.89 FEET; THENCE N87°47'37"W 22.29 FEET; THENCE S02°12'23"W 132.80 FEET; THENCE S87°47'37"E 147.50 FEET; THENCE N45°40'58"E 56.87 FEET; THENCE ALONG A CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 19°15'57", HAVING A RADIUS OF 125.00 FEET, AND CHORD BEARING S78°09'39"E 41.83 FEET; THENCE S87°47'37"E 10.76 FEET; THENCE ALONG A CURVE TURNING TO THE RIGHT THROUGH 90°00'00", HAVING A RADIUS OF 25.00 FEET, AND CHORD BEARING S42°47'37"E 35.36 FEET; THENCE S02°12'23"W 10.57 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 84.75 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.

NORTHWEST ARKANSAS Democrat Gazette

P.O. BOX 1602 FARMINGTON AR 72702 • 479-643-8000 • FAX: 479-655-1111 • WWW.NWADG.COM

AFFIDAVIT OF PUBLICATION

I, Brittany Smith, do solemnly swear that I am the Accounting Legal Clerk of the Northwest Arkansas Democrat-Gazette, a daily newspaper printed and published in said County, State of Arkansas; that I was so related to this publication at and during the publication of the annexed legal advertisement the matter of: Notice 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.

Jorgensen & Associates
PH City of Farmington

Was inserted in the Regular Edition on:
December 12, 2021

Publication Charges: \$212.80

Brittany Smith
Brittany Smith

Subscribed and sworn to before me
This 13 day of Dec, 2021.

Cathy Wiles
Benton COUNTY
NOTARY PUBLIC – ARKANSAS
Commission Expires 02-20-2024
Commission No. 12397113

Cathy Wiles
Notary Public
My Commission Expires: 2/20/24

NOTE Please do not pay from Affidavit
Invoice will be sent.

A petition for Preliminary Plat for the property as described below was filed with the City of Farmington on the 23rd day of November, 2021.
PART OF THE SW 1/4 AND PART OF THE NW 1/4, ALL IN SECTION 23, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NE Corner of Said SW 1/4 of Section 23, THENCE N87°36'43"W 808.61 FEET TO THE POINT OF BEGINNING; THENCE S02°12'23"W 199.47 FEET; THENCE ALONG A CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 90°00'00", HAVING A RADIUS OF 25.00 FEET, AND CHORD BEARING S47°12'23"W 35.36 FEET; THENCE N87°47'37"W 70.00 FEET; THENCE S02°12'23"W 185.00 FEET; THENCE N87°47'37"W 30.00 FEET; THENCE S02°15'34"W 710.00 FEET; THENCE N87°47'37"W 299.34 FEET; THENCE N02°12'23"E 35.09 FEET; THENCE N69°48'22"W 215.00 FEET; THENCE S20°11'38"W 25.00 FEET; THENCE N69°48'22"W 300.00 FEET; THENCE S20°11'38"W 75.00 FEET; THENCE ALONG A CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 90°00'00", HAVING A RADIUS OF 25.00 FEET, AND CHORD BEARING S65°11'38"W 35.36 FEET; THENCE S20°11'38"W 50.00 FEET; THENCE S69°48'22"E 42.14 FEET; THENCE S20°11'38"W 678.48 FEET; THENCE N63°53'47"W 14.02 FEET; THENCE N73°20'43"W 162.40 FEET; THENCE N47°50'43"W 184.80 FEET; THENCE S42°09'17"W 37.60 FEET; THENCE N64°20'43"W 368.32 FEET; THENCE N02°21'14"E 1465.65 FEET; THENCE N02°20'55"E 883.47 FEET; THENCE S87°35'37"E 1319.46 FEET; THENCE S01°33'48"W

43.22 FEET; THENCE S87°34'34"E 111.35 FEET; THENCE N02°12'23"E 26.92 FEET; THENCE S87°47'37"E 150.00 FEET; THENCE S02°12'23"W 265.00 FEET; THENCE ALONG A CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 43°49'10", HAVING A RADIUS OF 475.00 FEET, AND CHORD BEARING S19°42'12"E 354.49 FEET; THENCE N87°47'37"W 121.12 FEET; THENCE S04°39'31"W 90.20 FEET; THENCE S02°12'23"W 49.89 FEET; THENCE N87°47'37"W 22.29 FEET; THENCE S02°12'23"W 132.80 FEET; THENCE S87°47'37"E 147.50 FEET; THENCE N45°40'58"E 56.87 FEET; THENCE ALONG A CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 19°15'57", HAVING A RADIUS OF 125.00 FEET, AND CHORD BEARING S78°09'39"E 41.83 FEET; THENCE S87°47'37"E 10.76 FEET; THENCE ALONG A CURVE TURNING TO THE RIGHT THROUGH 90°00'00", HAVING A RADIUS OF 25.00 FEET, AND CHORD BEARING S42°47'37"E 35.36 FEET; THENCE S02°12'23"W 10.57 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 84.75 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD. A public hearing to consider this Preliminary Plat will be held on the 28th day of December, 2021, at six o'clock p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. This meeting will be held in person, as well as virtually on Zoom. Please check the City of Farmington's website and Facebook page for details regarding the virtual meeting.
75497320 Dec 12, 2021

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LOTS 102 HOLDINGS LLC
PO BOX 1496
FARMINGTON, AR 72730

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GOOSE CREEK PROPERTIES LLC
496 DOUBLE SPRINGS RD
FARMINGTON, AR 72730

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91 W CHIKASAW RD
FARMINGTON, AR 72730

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PAXTON, AUSTIN JEFFREY
& MELINDA ROSE
67 W CHIKASAW RD
FARMINGTON, AR 72730

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MILLER, STAN O & JEANINE A
43 RIDGE DR
FARMINGTON, AR 72730

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WILLHITE, DANITA
61 W CHIKASAW RD
FARMINGTON, AR 72730

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WILLHITE, DANITA
61 W CHIKASAW RD
FARMINGTON, AR 72730

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MOORE, RYAN SCOT & BAILIE NOEL
 85 W CHIKASAW RD
 FARMINGTON, AR 72730

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WILSON, THOMAS E
 14015 MULEDEER CIR
 FAYETTEVILLE, AR 72704

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RAMSFIELD, DANIEL JOSEPH SR & DONNA
 ANNEIENE REVOCABLE LIVING TRUST
 64 N ST JOHN PL
 FARMINGTON, AR 72730

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VON BERGEN, GUY R & LOREVIC M
 11512 GILES RD
 FARMINGTON, AR 72730

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DONALDSON, THOMAS F JR & MELISSA K
 222 RIVERTRACE DR
 MARION, AR 72364

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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	\$0.58	
	\$7.38	

Postmark Here

12/15/2021

JOHNSON, CAMERON R & AISLEY C
 73 W CHIKASAW RD
 FARMINGTON, AR 72730

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

7020 1290 0000 7924 1534

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

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

Springdale, AR 72762

OFFICIAL USE

Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fees as appropriate)	\$3.05
<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
13

Postmark
Here

Postage \$0.58

12/15/2021

\$7.38

To
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ELB LAND HOLDINGS LLC
354 ANGEL FALLS
SPRINGDALE, AR 72762-3717

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

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

Location: Approximately 85 acres west of N. Hunter Street, just west of Summerfield Phase 1, which is currently under construction.

Owned by: DRP HOLDINGS LLC
 2790 S THOMPSON ST, STE 102
 SPRINGDALE, AR 72764

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

A public hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main St. on Tuesday December 28th, 2021 at 6:00 p.m.

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

This meeting will be held in person, as well as virtually on Zoom. Please check the City of Farmington's website and Facebook page for details regarding the virtual meeting.



JORGENSEN +ASSOCIATES

Civil Engineering • Surveying

124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703

Office: 479.442.9127
Fax: 479.582.4807
www.jorgensenassoc.com

December 14, 2021

City of Farmington
354 W. Main
Farmington, AR 72730

Re: Summerfield Subdivision Phase 1 - Comment Response Letter for Technical Plat Review Comments

Jorgensen + Associates received the following comments for the Summerfield Subdivision Phase 2 Preliminary Plat on 12-07-2021 at the Technical Plat Review. The following are responses to these comments:

Engineering Comments from Christopher Brackett, P.E.

Comment 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.

Response: Understood.

Comment 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@krns-engr.com.

Response: Understood.

Comment 3: Verify that Lot 196 has enough buildable area for the house size anticipated.

Response: This lot has been revised to a Nonbuildable Lot.

Comment 4: A 4' concrete trickle channel will be required from any culvert entering the pond to the outlet.

Response: Addressed. Added to the revised plans.

Comment 5: Add a note that the detention pond will be sodded to the top of the bank.

Response: Addressed. Added to the revised plans.

Comment 6: Drainage Report: No comment.

Response: Understood. Thank you.

Planning Comments from Melissa McCarville

Comment 1: Engineering fees will accumulate as the development continues. We will bill the engineer or the developer monthly.

Response: Understood.

Comment 2: Adjacent property owners must be notified by certified mail; receipts should be submitted by one week prior to the Planning Commission meeting. Please add a note on your letter that the meeting is available through Zoom and in person.

Response: Certified Letters are being sent out today. I will email you copies of the receipts.



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Comment 3: An advertisement regarding the development should be in the paper no later than 15 days prior to the planning commission meeting. Proof of publication must be provided when it is available. The Democrat Gazette only publishes legal notices on Sunday and the Washington County Enterprise Leader is published on Wednesday. Please add a note on your publication and letters that the meeting is through Zoom and in person. With this in mind, the ad must be in Sunday, December 12, 2021 to meet the deadline.

Response: The ad ran in the newspaper on December 12th. We've requested an affidavit from NWADG has been requested.

Comment 4: The revised plan must be submitted by next Tuesday by noon . The City requires 15 copies for planning commission. The Planning Commission needs only a site plan and a landscape plan. Plans must be folded with all sheets included in one set.

Response: Understood.

Comment 5: A revised copy of the plan and drainage plan should be delivered to City Hall for Chris Brackett; he will also accept digital copies.

Response: We have emailed the updated Plans & Drainage Report to Chris Brackett.

Comment 6: Planning Commission meeting will be Tuesday, December 28, 2021 at 6:00 pm. We are doing in person meetings. We will still provide information for virtual meetings . A link for the meeting will be sent out closer to the date. Please watch our Facebook page and website for details.

Response: Understood.

Landscaping Comments from Judy Horne

Comment 1: Landscaped entries are not required; but if planned, see Section XI. Landscaping of Residential Entryways, A and B.

Response: Understood. Landscaped entries are not proposed.

Comment 2: Lot 202 and 312 in Phase II. are detention ponds. They require minimal landscaping. See Article X. Auxiliary Landscaping/ Shielding/ Screening Requirements Detention Pond and Water Quality Pond Landscaping. Easy visibility of detention pond(s) for child safety purposes must be the highest priority.

Response: A Landscape Plan is now included. The revised plan is to only have one detention pond, and landscaping in now proposed for it.

Comment 3: Subdivisions are required to include park space within the subdivision or pay a fee into the City's Park Fund in lieu of creating park space in the subdivision. (Article XII Sections A. through P.) Plat notes state there are 194 buildable lots in Phase II." However, I calculate 194 lots TOTAL. 2 are detention ponds. So there would be 192 buildable lots X \$600 per each single-family unit or \$115,200. This can be verified with City's Engineer.

Response: I believe this was addressed with the Phase 1 Offsite Improvements in lieu of parks.



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Office: 479.442.9127
Fax: 479.582.4807
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Ozarks Electric Comments from Wes Mahaffey

Comment 1: Will need PDF so I can size easements.

Response: The PDF's have been emailed to you.

City of Fayetteville Comments from Josh Boccaccio

Comment 1: A grading permit must be submitted to the City of Fayetteville Engineering Division for comprehensive construction-level review of the water and sanitary sewer system for this development.

Response: Understood.

Comment 2: City of Fayetteville 2017 Water and Sewer Specifications will apply.

Response: Understood.

Comment 3: Alignment of proposed water and sewer lines will be reviewed during City of Fayetteville construction review.

Response: Understood.

Fire Department Comments from William Hellard

Comment 1: Tech plat requirements for the Farmington Fire Department can be found on the City of Farmington website under permit tab.

Response: Understood.

Comment 2: Email Completed Tech Plat Review Sheet along with an electronic copy of plans with hydrants highlighted to williamhellard@cityoffarmington-ar.gov 7 days prior to Tech plat meeting.

Response: This has been emailed.

Comment 3: The tech plat review sheet is available on the City Website. This should be completed prior to tech plat.

Response: This has been emailed to Mr. Hellard.

Comment 4: These requirements will need to be met 7 days prior to the next planning commission meeting.

Response: Understood.

PGTelco Comments from Shane Bell

Comment 1: Easement placement looks okay as shown on the plat.

Response: Thank you.



JORGENSEN
+ASSOCIATES

Civil Engineering · Surveying

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Fayetteville, AR 72703

Office: 479.442.9127

Fax: 479.582.4807

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Comment 2: The only thing I would like to mention/request, is that the 15' front lot easements be expanded out to at least 20' (if not 25' to match the setbacks). With the potential of six utilities trying to use a 15' easement, it is not really feasible when trying adhering to separation requirements.

Response: Addressed. Easements have been enlarged.



CITY OF FARMINGTON

354 W Main ST, Farmington, AR 72730

TRANSACTION #	10992797-3060
DATE	11/23/2021 9:52 AM
RESULT	APPROVED
TRANSACTION METHOD	CASH
TRANSACTION TYPE	SALE
REFERENCE NUMBER	CK#1056 SUMMERFIELD PHASE II

1 × Development Fee	\$2,000.00
Subtotal	\$2,000.00

TOTAL (USD)	\$2,000.00
-------------	-------------------

Receipt sent via SwipeSimple, powered by CardFlight

© CardFlight, Inc. 2021

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: DRP Holdings

Date: 12/7/2021

Project Name: Summerfield Phase II

Engineer/Architect: Jorgensen & 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: PGTelco / Zing Broadband

Name: Shane Bell

Phone: 479-841-0980

Email: sbell@pgtc.com

1. Easement placement looks okay as shown on the plat.
2. The only thing I would like to mention/request, is that the 15' front lot easements be expanded out to at least 20' (if not 25' to match the setbacks). With the potential of six utilities trying to use a 15' easement, it is not really feasible when trying adhering to separation requirements.

Thanks

Received By: _____

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: DRP Holdings

Date: 12/7/2021

Project Name: Summerfield Phase II

Engineer/Architect: Jorgensen & 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: PGTelco / Zing Broadband

Name: Shane Bell

Phone: 479-841-0980

Email: sbell@pgtc.com

1. Easement placement looks okay as shown on the plat.
2. The only thing I would like to mention/request, is that the 15' front lot easements be expanded out to at least 20' (if not 25' to match the setbacks). With the potential of six utilities trying to use a 15' easement, it is not really feasible when trying adhering to separation requirements.

Thanks

Received By: _____

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

Applicant: DRP Holdings

Date: 12/7/2021

Project Name: Summerfield Phase II

Engineer/Architect: Jorgensen & 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 Fayetteville Name: Josh Boccaccio

1. A grading permit must be submitted to the City of Fayetteville
Engineering Division for comprehensive construction-level review of the
water and sanitary sewer system for this development.

2. City of Fayetteville 2017 Water and Sewer Specifications will apply.

3. Alignment of proposed water and sewer lines will be reviewed during City
of Fayetteville construction review.

Received By: _____

SUMMERFIELD 2

Date: 12/07/2021

City: FARMINGTON

Subdivision Name: **SUMMERFIELD 2**

General Comments:

1. Any relocation of existing facilities or extension of line that has to be built specifically to feed the subdivision will be at full cost to the developer.
2. All lot corners must be marked with stakes clearly identifying the lot number and all utility easement widths and road crossing requirements will be defined on the plat before Ozarks will begin construction.
3. All off site easements that are needed for Ozarks to extend electrical service to the subdivision property must be obtained by developer and easement documentation provided to Ozarks before work begins. On site easements must be shown on plat and recorded with the county.
4. All conduits placed for the road crossings will be installed by the developer and must be 4-inch schedule 40 conduits at 48 inch in depth at final grade and marked with a post to identify the end of conduits. Conduits must extend past the edge of any obstructions so that they are accessible during construction. The number of conduits at the crossing will be determined by each utility provider that will be using the conduits at the road crossing. (Bare minimum of 5 Pipes)
5. Developer must provide Ozarks Electric with a Digital copy (AutoCAD) of the Final plat. All conduits for road crossings and specific widths of U.E., Lot size, St. Light location and address to Lots must be shown on final plat before Ozarks Electric will sign the final plat.
6. Subdivisions will be built using Ozarks Electric Policy 45 (Developer is responsible for a percentage of the total cost of construction which is determined at the time the engineering design for electrical service) There will be extra charges to the Developer when extra time or materials are used for rock trenching, boring, select material bedding, shoring, dewatering, re-sodding, etc.
9. All Utility Easements to be cleared of all trees, brush, dirt piles, buildings, and debris so that the easement is accessible with equipment. If easement is not cleared developer may be subject to extra charges.
10. Developer must notify Staking Tech. if they are interested in Ozarks Street Lights or if they will be installing their own. If interested in Ozarks Street Light a picture will be provided if asked. Will need St. Light location on final plat. If developer decide to go with their own contact Cooperative representative below.
11. Please contact Ozarks Electric when construction begins on subdivision and again when construction is within three months of completion.

Wes Mahaffey At (479)263-2167 or wmahaffey@ozarksecc.com

Additional Comments:

12. WILL NEED PDF SO I CAN SIZE EASEMENTS



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



Date: 12/7/21

William Hellard

Fire Chief

Farmington Fire Department

372 W Main St. Farmington, AR, 72730

Subject: Summerfield Phase II

Tech plat requirements for the Farmington Fire Department can be found on the City of Farmington website under permit tab.

Email Completed Tech Plat Review Sheet along with an electronic copy of plans with hydrants highlighted to williamhellard@cityoffarmington-ar.gov 7 days prior to Tech plat meeting.

The tech plat review sheet is available on the City Website. This should be completed prior to tech plat.

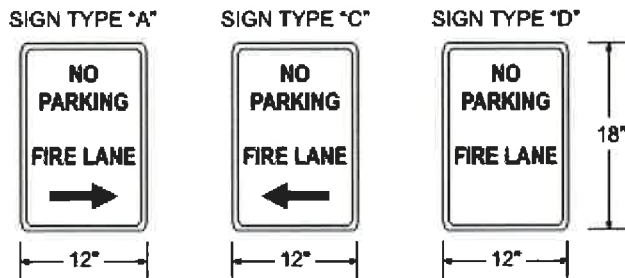
These requirements will need to be met 7 days prior to the next planning commission meeting.

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).





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



C105.1 Hydrant Spacing

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

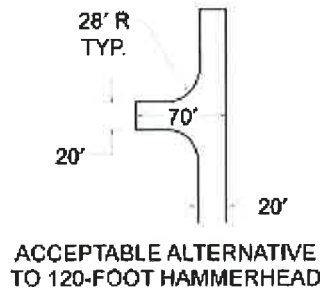
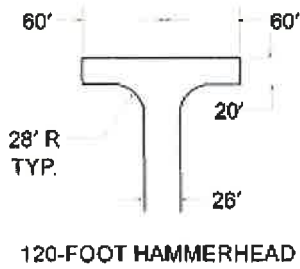
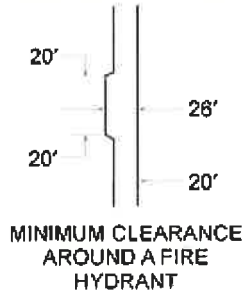
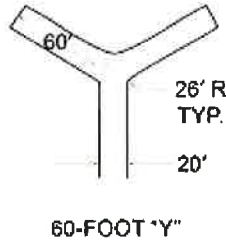
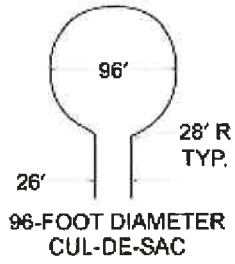
Regardless of the average spacing, fire hydrants shall be located such that all points on streets and access roads adjoin

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

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



Where a fire hydrant is located on a fire department access road, the minimum road width shall be 26 feet (7925



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

Applicant: DRP Holdings

Date: 12/7/2021

Project Name: Summerfield Phase II

Engineer/Architect: Jorgenson & 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 engineer or the developer monthly.
2. Adjacent property owners must be notified by certified mail; receipts should be submitted by one week prior to the Planning Commission meeting. Please add a note on your letter that the meeting is available through Zoom and in person.
3. An advertisement regarding the development should be in the paper no later than 15 days prior to the planning commission meeting. Proof of publication must be provided when it is available. The Democrat Gazette only publishes legal notices on Sunday and the Washington County Enterprise Leader is published on Wednesday. Please add a note on your publication and letters that the meeting is through Zoom and in person. **With this in mind, the ad must be in Sunday, December 12, 2021 to meet the deadline.**
4. The revised plan must be submitted by next Tuesday, 11th by noon. The City requires 15 copies for planning commission. The Planning Commission needs only a site plan and a landscape plan. Plans must be folded with all sheets included in one set.
5. A revised copy of the plan and drainage plan should be delivered to City Hall for Chris Brackett, he will also accept digital copies.
6. Planning Commission meeting will be **Tuesday, December 28, 2021 at 6:00 pm**. We are doing in person meetings; we will still provide information for virtual meetings. A link for the meeting will be sent out closer to the date. Please watch our Facebook page and website for details.

SUMMERFIELD 2

Date: 12/07/2021

City: FARMINGTON

Subdivision Name: **SUMMERFIELD 2**

General Comments:

1. Any relocation of existing facilities or extension of line that has to be built specifically to feed the subdivision will be at full cost to the developer.
2. All lot corners must be marked with stakes clearly identifying the lot number and all utility easement widths and road crossing requirements will be defined on the plat before Ozarks will begin construction.
3. All off site easements that are needed for Ozarks to extend electrical service to the subdivision property must be obtained by developer and easement documentation provided to Ozarks before work begins. On site easements must be shown on plat and recorded with the county.
4. All conduits placed for the road crossings will be installed by the developer and must be 4-inch schedule 40 conduits at 48 inch in depth at final grade and marked with a post to identify the end of conduits. Conduits must extend past the edge of any obstructions so that they are accessible during construction. The number of conduits at the crossing will be determined by each utility provider that will be using the conduits at the road crossing. (Bare minimum of 5 Pipes)
5. Developer must provide Ozarks Electric with a Digital copy (AutoCAD) of the Final plat. All conduits for road crossings and specific widths of U.E., Lot size, St. Light location and address to Lots must be shown on final plat before Ozarks Electric will sign the final plat.
6. Subdivisions will be built using Ozarks Electric Policy 45 (Developer is responsible for a percentage of the total cost of construction which is determined at the time the engineering design for electrical service) There will be extra charges to the Developer when extra time or materials are used for rock trenching, boring, select material bedding, shoring, dewatering, re-sodding, etc.
9. All Utility Easements to be cleared of all trees, brush, dirt piles, buildings, and debris so that the easement is accessible with equipment. If easement is not cleared developer may be subject to extra charges.
10. Developer must notify Staking Tech. if they are interested in Ozarks Street Lights or if they will be installing their own. If interested in Ozarks Street Light a picture will be provided if asked. Will need St. Light location on final plat. If developer decide to go with their own contact Cooperative representative below.
11. Please contact Ozarks Electric when construction begins on subdivision and again when construction is within three months of completion.
Wes Mahaffey At (479)263-2167 or wmahaffey@ozarksecc.com

Additional Comments:

12. WILL NEED PDF SO I CAN SIZE EASEMENTS

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

Applicant: DRP Holdings

Date: 12/7//2021

Project Name: Summerfield Phase II

Engineer/Architect: Jorgensen & 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 Fayetteville Name: Josh Boccaccio

1. A grading permit must be submitted to the City of Fayetteville Engineering Division for comprehensive construction-level review of the water and sanitary sewer system for this development.

2. City of Fayetteville 2017 Water and Sewer Specifications will apply.

3. Alignment of proposed water and sewer lines will be reviewed during City of Fayetteville construction review.

Received By: _____

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: DRP Holdings

Date: 12/7/2021

Project Name: Summerfield Phase II

Engineer/Architect: Jorgensen & 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: PGTelco / Zing Broadband

Name: Shane Bell

Phone: 479-841-0980

Email: sbell@pgtc.com

1. Easement placement looks okay as shown on the plat.
2. The only thing I would like to mention/request, is that the 15' front lot easements be expanded out to at least 20' (if not 25' to match the setbacks). With the potential of six utilities trying to use a 15' easement, it is not really feasible when trying adhering to separation requirements.

Thanks

Received By: _____

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

Applicant: DRP Holdings

Date: December 7, 2021

Project Name: Summerfield Subdivision Phase II

Engineer/Architect: Jorgensen & 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: 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. Verify that Lot 196 has enough buildable area for the house size anticipated.
4. A 4' concrete trickle channel will be required from any culvert entering the pond to the outlet.
5. Add a note that the detention pond will be sodded to the top of the bank.
6. Drainage Report: No comment.

Received By: _____

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

Applicant: DRP Holdings

Date: 12/07/2021

Project Name: Summerfield Subdivision Ph. II

Engineer/Architect: Jorgensen & 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
Re: Landscaping Ordinance requirements

Name: Judy Horne 267-1022
jhorne923@gmail.com

-
1. Landscaped entries are not required; but if planned, see Section XI. Landscaping of Residential Entryways, A and B.

 2. Lot 202 and 312 in Phase II. are detention ponds. They require minimal landscaping. See Article X. Auxiliary Landscaping/ Shielding/ Screening Requirements
A. Detention Pond and Water Quality Pond Landscaping.
Easy visibility of detention pond(s) for child safety purposes must be the highest priority.

 3. Subdivisions are required to include park space within the subdivision or pay a fee into the City's Park Fund in lieu of creating park space in the subdivision. (Article XII Sections A. through P.) Plat notes state there are 194 buildable lots in Phase II." However, I calculate 194 lots TOTAL. 2 are detention ponds. So there would be 192 buildable lots X \$600 per each single-family unit or \$115,200. This can be verified with City's Engineer, ~~Mr. Rusty Coak~~

ARTICLE XII. DEDICATION AND LANDSCAPING OF NEIGHBORHOOD PARKS

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.

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.

If park *IS* planned, see remaining park requirements in Article XII. Sections D. thru P. Also note that detention pond areas and other unusable land may not be included in required park land.

Received By: _____

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: Gary Nichols Day Phone: 405-226-4540
Address: _____ Fax: _____
Representative: Jake Chavis Day Phone: 479-442-9350
Address: 7230 S Pleasant ridge dr Fax: _____
Property Owner: Avance Buisness solutions Inc. Day Phone: 405-226-4540
Address: PO Box 1625 Fax: _____
Farmington AR

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 \$ 500 Date 11/23/21 Receipt # _____

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

Property Description

Site Address -- 700 W Main St

Current Zoning -- C-2

Attach legal description legal Description on
cover page

Financial Interests

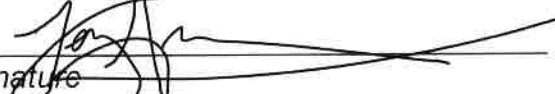
The following entities or people have a financial interest in this project:

Gary Nichols, Hillcrest holdings

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 11-23-21
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 11-23-21
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).			
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).			
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.			no wetland/ no fema designation
10. Status of regulatory permits:			
a. NPDES Storm water Permit			
b. 404 Permit			
c. Other			
11. Provide a benchmark, clearly defined with a precision of 1/100 th of a foot. This benchmark must be tied to NAVD 88 datum; Benchmarks include but are not limited to, the following: fire hydrant, manhole rim, drainage structure	✓		

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.	✓		
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.	✓		
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		no proposed or	
a. Provide pipe locations, sizes and types.		existing sewer	
b. Manhole locations.		within 300'	
3. Note the occurrence of any previous sanitary sewer overflow problems on-site or in the proximity of the site			
4. If a septic system is to be utilized, note that on the plat. Show the location and test data for all percolation tests.	✓		
5. Regarding all proposed water systems on or near the site:	✓		
a. Provide pipe locations, sizes and types.			
b. Note the static pressure and flow of the nearest hydrant.		will be tested	
c. Show the location of proposed fire hydrants, meters, valves, backflow preventers and related appurtenances.		with COF	
6. All proposed underground or surface utility lines if determined: (this category includes but is not limited to telephone, electrical, natural gas and cable.)	✓		
a. Locations of all related structures.	✓		
b. Locations of all lines above and below ground.	✓		
c. A note shall be placed where streets will be placed under the existing overhead facilities and the	✓		

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

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

**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 BEFORE
THE FARMINGTON PLANNING COMMISSION
ON AN APPLICATION FOR LARGE SCALE DEVELOPMENT**

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

700 W. MAIN ST

Location

AVANCE BUSINESS SOLUTIONS

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 12-27-2021 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.

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 NOVEMBER, 2021.

PLACE LEGAL DESCRIPTION OF PROPERTY HERE

A public hearing to consider this Large Scale Development will be held on the 27TH day of DECEMBER, 2021, 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).

NORTHWEST ARKANSAS Democrat Gazette

P.O. BOX 1607 FAYETTEVILLE AR 72702 • 479-447-1700 • FAX 479-695-1118 • WWW.NWADG.COM

AFFIDAVIT OF PUBLICATION

I, Brittany Smith, do solemnly swear that I am the Accounting Legal Clerk of the Northwest Arkansas Democrat-Gazette, a daily newspaper printed and published in said County, State of Arkansas; that I was so related to this publication at and during the publication of the annexed legal advertisement the matter of: Notice 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.

Bates & Associates
PH City of Farmington

Was inserted in the Regular Edition on:
December 12, 2021

Publication Charges: \$100.32

Brittany Smith
Brittany Smith

Subscribed and sworn to before me
This 13 day of Dec, 2021.

Cathy Wiles
Notary Public
My Commission Expires: 2/20/24

Cathy Wiles
Benton COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires 02-20-2024
Commission No. 12397118

****NOTE****
Please do not pay from Affidavit.
Invoice will be sent.

NOTICE OF PUBLIC MEETING
An application for PRELIMINARY PLAT at the property described below has been filed with the City of Farmington on the 23rd day of November, 2021.
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 request for variance at the above-described property will be held on the 28th day of December, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.
75498138 Dec 12, 2021

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CITY OF FARMINGTON

354 W Main ST, Farmington, AR 72730

TRANSACTION #	10865256-7298
DATE	11/23/2021 4:11 PM
RESULT	APPROVED
TRANSACTION METHOD	CASH
TRANSACTION TYPE	SALE
REFERENCE NUMBER	CK#18410

1 × Development Fee	\$500.00
Subtotal	\$500.00

TOTAL (USD)	\$500.00
-------------	-----------------

Receipt sent via SwipeSimple, powered by CardFlight

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ADVANCE STORAGE



Date: 12/06/2021
City of: FARMINGTON
Name: BATES

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 Wes Mahaffey At (479)263-2167 wmahaffey@ozarksecc.com

Additional Comments:

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: Gary Nichols

Date: 12/7/2021

Project Name: AVANCE STORAGE

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: PGTelco / Zing Broadband

Name: Shane Bell

Phone: 479-841-0980

Email: sbell@pgtc.com

PGTelco has no comments on this project.

Thanks

Received By: _____

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

Applicant: Gary Nichols

Date: 12/07/2021

Project Name: AVANCE STORAGE

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
Re: Landscaping Ordinance requirements

Name: Judy Horne 267-1022
jhorne923@gmail.com

See attached sheet for excerpts from Landscape Ordinance.

1. A 6 foot privacy fence is indicated at back of property adjacent to Kelli Street residences. However, additional landscaping must be planted as a sound and visual barrier in addition to the fence. See Article VII. on attached sheet showing excerpts from Landscape Ordinance. Note that trees and shrubs planted there must provide 60% coverage of fence two years after planting.
2. In addition, see Landscape Ordinance Article IX. Parking Lot Landscaping – D. Special Screening Standards for Parking Lot Adjacent to Residential Uses – Item (4): ***“At least one-fourth of the trees and shrubs shall be of an evergreen type that maintains leaves year round.”***
3. Consider preserving any existing trees at back of property as additional screening and shading.
4. The three (3) new business structures must provide landscaping in front of the structures. See Article VIII. on attached sheet.
5. Show trash storage location and note mechanical equipment screening requirements. Refer to Article X. Auxiliary Landscaping/ Shielding/Screening Requirements B. and C.
6. All lighting must be shielded to project the light downward to meet “Dark Sky” standards.

Received By: _____

**CITY OF FARMINGTON
PLAT REVIEW COMMITTEE REPORT**

Applicant: Gary Nichols

Date: 12/07/2021

Project Name: AVANCE STORAGE – Page 2

Engineer/Architect: Bates & Associates

From Article VII.

- (5) The Landscaping Plan for all proposed development shall show side and back perimeter landscaping in addition to landscaped street frontage buffer and interior parking lot landscaping.
- (6) **Special Side and Rear Perimeter Screening Requirements When Residential Use Is Adjacent To Commercial Use:**

- (a.) Developer shall provide complete screening by means of a privacy barrier (wall or wood privacy fence) a minimum of six feet (6') in height and landscaping in front of fence to provide noise abatement.

- (b.) Landscaping in front of the barrier shall consist of as many trees and shrubs as necessary, and of suitable size and density to provide 60% coverage of the physical barrier within two years of planting.

- (c.) Tree preservation. Existing shade trees with diameter of eight inches (8") or greater may be included as part of the vegetative screening requirement in a ratio of one (1) preserved tree to three (3) new trees.

C. Landscaped Perimeter Buffer Minimum Requirements - per thirty-five (35') linear feet (grouping of vegetation within each 35' increment is strongly suggested)

- (1) One (1) shade tree – 2.5" diameter (minimum) @ 4.5 feet above the ground
OR One (1) ornamental tree – 1.5" diameter (minimum) @ 4.5 feet above the ground OR one conifer (evergreen) tree a minimum of four (4) feet tall at planting.
- (2) Three (3) shrubs – 2 gallon size.

From Article VIII.

ARTICLE VIII LANDSCAPING REQUIREMENTS IMMEDIATELY ADJACENT TO BUILDING(S) FRONT

Plant shrubs, perennial ornamental grasses, perennial plants, or other vegetation in curbed planting beds immediately adjacent to building, spanning a minimum of one-fourth (1/4) of total building frontage. Plantings may be arranged in any configuration to best suit the building's operation. Additional plantings at sides of building(s) are at discretion of builder or owner.



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



Date: 12/7/21

William Hellard

Fire Chief

Farmington Fire Department

372 W Main St. Farmington, AR, 72730

Subject: Advance Storage

Tech plat requirements for the Farmington Fire Department can be found on the City of Farmington website under permit tab.

Email Completed Tech Plat Review Sheet along with an electronic copy of plans with hydrants highlighted to williamhellard@cityoffarmington-ar.gov 7 days prior to Tech plat meeting.

The tech plat review sheet is available on the City Website. This should be completed prior to tech plat.

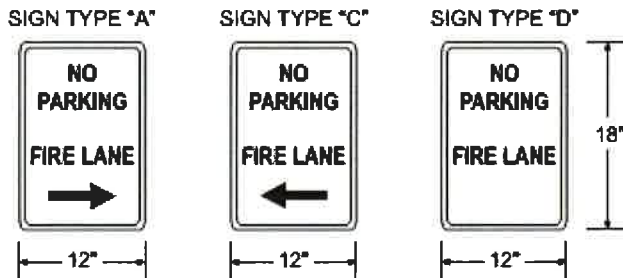
These requirements will need to be met 7 days prior to the next planning commission meeting.

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).





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



Due to the layout of the occupancies, one hydrant will be required at the FDC connections and one after the gated entrance to the large parking lot.

C105.1 Hydrant Spacing

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

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

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

Fire Department access gate shall be provided that operates with a Knox Box key.

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

Applicant: Gary Nichols

Date: December 7, 2021

Project Name: Avance Storage 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. The sidewalk along Hwy 62 shall be moved to 6" from the right-of-way and shall be continuous through the entrance.
4. The 60' right-of-way for the future extension of Grace Lane will be required to be dedicated with this development. See the Master Transportation Plan. A meeting with City staff prior to the Planning Commission to discuss the best location for this right-of-way is needed.
5. Is a free-standing sign proposed with this development? Add this sign with a description to the plans.
6. Is there an office planned in any of the buildings shown? How will the restroom in this office be sewerred?
7. Drainage Report:
 - a. The study point is shown in the wrong location on the drainage area maps.
 - b. The outfall pipe outlet is shown too low to drain to the west according to the elevations shown.
 - c. The post development Tc path for Basin 1 is shown incorrectly. According to the post development grading the area west of the western building will flow unto the adjacent property and will not enter the detention pond. A swale will have to be added that will have to be sized for the 100-year storm to carry this flow to the pond.
 - d.

Received By: _____

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

Applicant: Gary Nichols

Date: 12/7/2021

Project Name: Avance Storage

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 engineer or the developer monthly.
2. Adjacent property owners must be notified by certified mail; receipts should be submitted by one week prior to the Planning Commission meeting. Please add a note on your letter that the meeting is available through Zoom and in person.
3. An advertisement regarding the development should be in the paper no later than 15 days prior to the planning commission meeting. Proof of publication must be provided when it is available. The Democrat Gazette only publishes legal notices on Sunday and the Washington County Enterprise Leader is published on Wednesday. Please add a note on your publication and letters that the meeting is through Zoom and in person. **With this in mind, the ad must be in Sunday, December 12, 2021 to meet the deadline.**
4. The revised plan must be submitted by next Tuesday, 11th by noon. The City requires 15 copies for planning commission. The Planning Commission needs only a site plan and a landscape plan. Plans must be folded with all sheets included in one set.
5. A revised copy of the plan and drainage plan should be delivered to City Hall for Chris Brackett, he will also accept digital copies.
6. Planning Commission meeting will be **Tuesday, December 28, 2021 at 6:00 pm**. We are doing in person meetings; we will still provide information for virtual meetings. A link for the meeting will be sent out closer to the date. Please watch our Facebook page and website for details.

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: Gary Nichols

Date: 12/7/2021

Project Name: AVANCE STORAGE

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: PGTelco / Zing Broadband

Name: Shane Bell

Phone: 479-841-0980

Email: sbell@pgtc.com

PGTelco has no comments on this project.

Thanks

Received By: _____

ADVANCE STORAGE



Date: 12/06/2021

City of: FARMINGTON

Name: BATES

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 Wes Mahaffey At (479)263-2167 wmahaffey@ozarksecc.com

Additional Comments:

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

Applicant: Gary Nichols

Date: 12/7//2021

Project Name: AVANCE STORAGE

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 Fayetteville Name: Josh Boccaccio

1. A grading permit must be submitted to the City of Fayetteville Engineering Division for comprehensive construction-level review of the water system for this development.

2. City of Fayetteville 2017 Water and Sewer Specifications will apply.

3. City of Fayetteville sanitary sewer is not currently available to this site. It is the developers responsibility to construct an off-site sanitary sewer extension to the property if sanitary sewer is needed.

Received By: _____

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

Applicant: Gary Nichols

Date: December 7, 2021

Project Name: Avance Storage 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.

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Received By: _____

ORDINANCE NO. 2021-21

AN ORDINANCE TO AMEND ORDINANCE NO. 98-8.1(C), §2 TO REVISE SIDEWALK SPECIFICATIONS AS RECOMMENDED BY THE FARMINGTON PLANNING COMMISSION

WHEREAS, Ordinance 98-8.1(C), §2 was enacted to provide specifications for sidewalks in the City of Farmington; and

WHEREAS, the Farmington Planning Commission has determined that wider sidewalks and more greenspace between streets and sidewalks will beautify the city and provide safer mobility for pedestrians and that The minimum thickness of residential driveway approaches shall be six inches with four inches of compacted base material or six inch by six inch ten gauge reinforcing steel residential driveways should be six (6) inches; and

WHEREAS, after a public hearing on November 22, 2021, the Planning Commission voted unanimously to revise certain sidewalk specifications that are codified as Section 9.20.02 of the Farmington Municipal Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF FARMINGTON, ARKANSAS:

1. Sidewalk Specifications.

A. Paragraph (b) is amended in its entirety to read as follows:

(b) Minimum width of sidewalks. The minimum width of sidewalks shall be in conformance with the specifications in the Master Transportation Plan, as amended.

B. Paragraph (c) is amended in its entirety to read as follows:

(c) Sidewalk distances from the curb. The sidewalk setback distance from the curb shall be determined by measuring from the right-of-way line towards the paved street. Sidewalks shall begin no more than six inches from the outermost edge of the right-of-way. The amount of green space required between the street curb and the beginning of the sidewalk shall be in conformance with the specifications in the Master Transportation Plan, as amended.

C. Paragraph (e) is amended in its entirety to read as follows:

(e) Minimum thickness of sidewalks and driveway approaches. The minimum thickness of sidewalks shall be four inches with any fill materials required for residential or commercial sidewalks consisting of approved compacted base material. The minimum thickness of residential driveway approaches shall be six inches with four inches of compacted base material or six inch by six inch ten gauge reinforcing steel. The minimum thickness of commercial driveway approaches

shall be six inches with six inches of compacted base material or six inch by six inch ten gauge reinforcing steel.

2. Repealing Clause. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

3. Emergency Clause. That the City Council of the City of Farmington, Arkansas, further determines that it is necessary to enact this ordinance without delay to provide revised specifications for future sidewalk construction that will provide safer pedestrian mobility for the citizenry; therefore, an emergency is declared to exist and this ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND ADOPTED by the City Council of the City of Farmington, Arkansas this 13th day of December, 2021.

Ernie Penn, Mayor

ATTEST:

Kelly Penn, City Clerk