



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

PLANNING COMMISSION AGENDA

February 24, 2025

**A meeting of the Farmington Planning Commission will be held on
Monday, February 24, 2025, at 6:00 p.m. at City Hall
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes –January 27, 2025
3. Comments from Citizens – the Planning Commission will hear brief comments at this time from citizens. No action will be taken. All comments will be limited to three minutes per person.

1. PUBLIC HEARINGS

A. Variance – Lot Size Variance

Property owned by: James & Angela Lauderdale
Property Location: 10957 N. Appleby Rd.
Presented by: James & Angela Lauderdale

B. Preliminary Plat – Reserve on Rheas Mill

Property owned by: Rheas Mill Development, LLC
Property Location: Wesley Stevens Rd.
Presented by: Crafton Tull

C. Large Scale Development – 7Brew

Property owned by: Brew Culture, LLC
Property Location: 7 W Main St.
Presented by: CEI Engineering

D. Large Scale Development – Grand Savings Bank

Property owned by: Grand Savings Bank
Property Location: W. Cimarron Place
Presented by: 4iE Engineering, Inc.

E. Final Plat – Goose Creek Ph. 5

Property owned by: DR Horton
Property Location: West of Goose Creek Ph. 2
Presented by: Jorgensen & Associates

**Planning Commission Special Meeting Minutes
January 27, 2025, at 6 PM**

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

PRESENT

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

ABSENT:

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

2. Approval of Minutes: November 25, 2024, and December 2, 2024, special meeting minutes were unanimously approved.

3. Comments from Citizens: None

1. Public Hearings

1A. Variance – Property owned by Chris & Miranda Cash, Location –11168 S. Appleby Rd., Presented by Chris Cash.

Chad Ball made a motion to table agenda item to the February meeting. Bobby Wilson seconded the motion, and it was tabled to the February meeting.

1B. Large Scale Development – Property owned by Srinivasa Bandaru & Pavathi Neeramachaneni, Location –W. Rainsong., Presented by Bates & Associates

Geoff Bates representing Bates & Associates stated the Large-Scale Development was approved last year and it has expired. We have brought it up to code and ready to move forward.

City Engineer Chris Brackett read a memo with the correction to item six, omitting the word “pending”.

1. The fire flow, fire hydrant and fire lane locations must be reviewed and approved by the Farmington Fire Department prior to construction plan approval.
2. The water and sewer improvements must be reviewed and approved by the City of Fayetteville Engineering Department and the Arkansas Department of Health prior to construction plan approval.
3. Submit two (2) copies of the filed easement plat prior to construction plan approval. A copy of the proposed easement plat shall be submitted to KMS for review and approval prior to signatures.
4. A sign permit will be required for the construction of any signage for this project.
5. Payment in lieu of Park Land Conveyance will be required for this subdivision at \$300 per multi-family unit. This fee will be \$3,600 for the 12 multi-family units.
6. A Flood Plain Development permit will be required for this project prior to construction plan approval. All structures must be a minimum of two (2) feet above the 100-year water surface elevation from the pending detailed flood study.

7. A completed Grading Permit Application and fee must be submitted to the City prior to final approval of the construction plans. A preconstruction conference will be required prior to any grading on the site. The owner, their engineering consultant, and the contractor responsible for the best management practices will be required to attend this conference.
8. After a final review set of plans and drainage report have been approved by KMS, the applicant shall submit to the City one (1) set of the full-size plans and two (2) sets of the half-size plans, and one (1) copy of the final drainage report that have been sealed by the engineer of record for final approval and distribution.
9. This approval of this large-scale development is effective for a period of one year and thereafter as long as work is actively progressing on the installation of the required improvements.

Judy Horne asked if the Large-Scale Development meets the 2024 FEMA map. Keith Macedo asked if there were any changes to the plat from the last time. Mr. Bates answered no, City Engineer Chris Brackett stated the plats are the same as the last time it was addressed. Chris Brackett went on to describe the plat elevations and it meets the requirements, Mr. Bates stated the entire lot will be raised.

Public Comment:

Neil Helm, P.O. Box 756 Lincoln, owns the property across the street from development. Mr. Helm stated he is out of the flood plain as of last year, and his concern is about the flood plain and the impact of the development will have on his land.

Kaylan Clark, 141 Whitney, asked will this development be able to manage the influx of water? Ms. Clark also voiced her concern about parking for the townhomes, will there be an area for more cars on the streets and she is concerned about the congestion during trash day.

City Engineer Chris Brackett answered the questions about Mr. Helm's property stating that there was a detailed study done on Mr. Helm's property and the two duplexes across the street from the property are not in the flood plain and it should not affect him and then discussed the drainage flow. Chris Brackett addressed the concerns that Ms. Clark had and said that Whitney Lane drains onto this property, and I am not sure of any other way around it. The townhomes are required to have a garage and one parking spot outside of the garage per unit.

Chairman Robert Mann asked Chris Brackett about the drainage flow, Mr. Brackett went on to say they are not going to allow them to drain to the west. Keith Macedo asked if all the water off the roof is going to be put underground to the north and pushed to the east? Mr. Bates confirmed that was correct. Chris Brackett stated that this will not increase the water flow. Bobby Wilson asked with the improvements of Hwy 170 would that help with the drainage? Chris Brackett answered we can't say whether it will help or not with the water flow.

Robert Mann called to question to approve Rainsong Townhomes, property owned by Srinivasa Bandaru & Pavathi Neeramachaneni, property located at W. Rainsong street subject to the corrected memo by Chris Brackett dated January 27, 2025, upon roll call vote, the Large-Scale Development passed 6-1 with Judy Horne voting no.

1A. Variance – Property owned by Chris & Miranda Cash, Location –11168 S. Appleby Rd., Presented by Chris Cash.

Chris Cash showed up to the meeting late, Chad Ball made a motion to bring it back on to the agenda item 1A and not table it to the next meeting. Bobby Morgan seconded the motion, and it passed unanimously.

Chris Cash stated he planned to build his house on the property but wanted to split the lot to be able to build and if someone else built the houses would not be right on top of each other. Judy Horne asked what the size of the land is now, Mr. Cash said it was 1.12 acres. Ms. Horne then stated it's zoned RE-2 in a RE-1 zone. Mr. Cash then described the property to the commissioners.

Public Comment: None

Chad Ball stated with the smaller lot it would be considered for sewer purposes unbuildable unless he gets septic. Chris Brackett said it's big enough for septic.

Chairman Mann called for question to approve the lot size variance upon roll call vote, passed unanimously.

Chairman Mann made the comment that Judy Horne sent out an email to the commissioners about things we want accomplished as a committee over the next year. Chairman Mann asked if any other commissioners had anything they wanted to add that was not included in the email. Judy Horne said she would like to investigate and get good info for the planning commission if utility boxes had to be placed in front or the side of a property. City Business Manager Melissa McCarville said no. City Engineer Chris Brackett commented this would be a conversation with the utility company, they are the ones dictating where it goes. City Attorney Jay Moore would need to be the one to speak with on this. Judy Horne asked permission from the commissioners if she could speak with Mr. Moore regarding this and they agreed.

Adjournment: Having no further business, motion was made and seconded to adjourn; it was approved unanimously, and meeting was adjourned.

Chad Ball, 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: Angela Lauderdale Day Phone: (479) 527-0109
 Address: Angela.Drummond@tyson.com Fax: 50 Sweetwater Way Farmington AR
 Representative: _____ Day Phone: _____
 Address: _____ Fax: _____
 Property Owner: _____ Day Phone: James & Angela Lauderdale
 Address: _____ Fax: 50 Sweetwater Way Farmington AR

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

Describe Proposed Property In Detail (Attach additional pages if

Property Description
 Site Address - 10957 N. Appleby Rd. Farmington, AR
 Current Zoning -- RE-1

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: Keep in mind the Planning Commission considers a variance from the literal provisions of the zoning ordinances in an instance where strict enforcement of the zoning ordinances would cause undue hardship due to circumstances unique to the individual property under consideration and grant such variances only when it is demonstrated that such action will be in keeping with the spirit and intent of the provisions of the zoning ordinance. Please outline what hardship would be caused if your variance is not considered favorably:

We bought this property with an awkward layout. Our plan is to split the land so my father can build next door. If we split tract B at 1.835 acre, tracts 5 will be more uniform. No longer an awkward layout. Tract A will be 2.163 acre.

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 15 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

10957 N. Appleby Rd. Farmington, AR 72730

A public meeting to consider this request for a Lot size variance at the above described property will be held on 24th day of February, 2025, 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.*

Angela Lauderdale Date 1/30/25
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.)*

Angela Lauderdale Date 1/30/25
Owner/Agent Signature
James Lauderdale

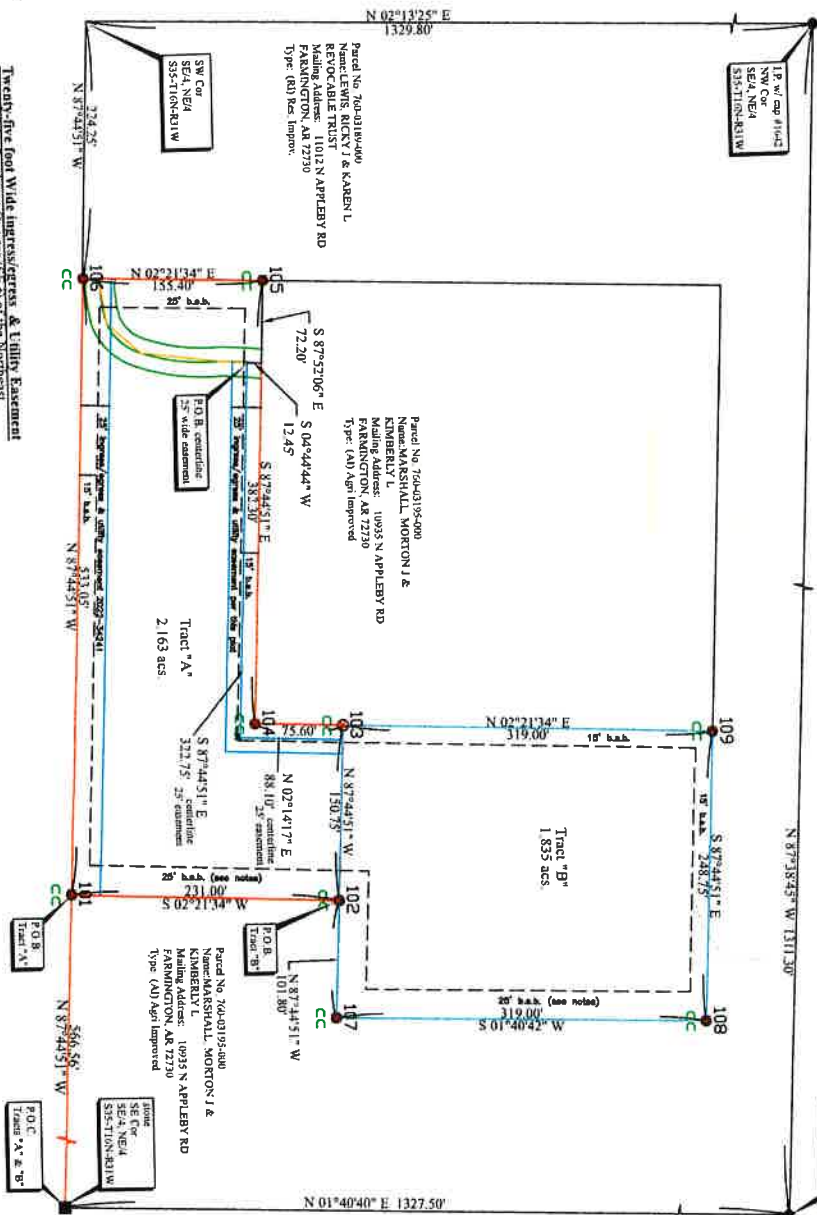
Original Description WD 2022-22958

A part of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Thirty-five (35), Township Sixteen (16) North, Range Thirty-one (31) West of the Fifth Principal Meridian, Washington County, Arkansas, being more particularly described as follows: commencing at the Southeast corner of said 40 acre tract, said point being an existing stone monument thence N01°40'42"E 231.00 feet along the east line of said 40 acre tract to a set 1/2" iron rebar, thence leaving the east line of said 40 acre tract, N87°44'51"W 462.00 feet to a set 1/2" iron rebar for the true Point of Beginning, thence N01°40'42"E 319.00 feet to a set 1/2" iron rebar, thence N87°44'51"W 248.75 feet to a set 1/2" iron rebar, thence S02°21'34"W 394.56 feet to a set 1/2" iron rebar, thence N87°44'51"W 382.31 feet to a set 1/2" iron rebar on the east line of land parcel 760-03189-000 as shown on a survey recorded as document 2004-46880 of the land records of Washington County, Arkansas, thence S02°21'34"W 155.40 feet along the east line of said parcel 760-03189-000 to a set 1/2" iron rebar on the south line of said 40 acre tract, thence S87°44'51"E 533.03 feet to a set 1/2" iron rebar, thence leaving the south line of said 40 acre tract, N02°21'34"E 230.99 feet to a set 1/2" iron rebar, thence S87°44'51"E 101.81 feet to the Point of Beginning, containing 4.00 acres, more or less. The above described 4.00-acre tract being subject to any easements and/or rights-of-way whether or not of record.

Original Easement
The above described 4.00 acre tract being subject to the following described access and utility easement: a 25.00 foot wide easement for the purpose of ingress, egress and utilities, said easement being more particularly described as follows: a part of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Thirty-five (35), Township Sixteen (16) North, Range Thirty-one (31) West of the Fifth Principal Meridian, Washington County, Arkansas, being more particularly described as follows: commencing at the southeast corner of said 40 acre tract, said point being an existing stone monument, thence N87°44'51"W 566.56 feet along the south line of said 40 acre tract to a set 1/2" iron rebar for the true point of beginning of said easement, thence N02°21'34"E 25.00 feet, thence N87°44'51"W 533.03 feet, thence S02°21'34"W 25.00 feet to a set 1/2" iron rebar on the south line of said 40 acre tract, thence S87°44'51"E 533.03 feet to the Point of Beginning.

Easement description to access Parcel Number 760-03195-000 (quarterly) 2022-034241

A 25.00 foot wide easement for the purpose of ingress, egress, and utilities, said easement being 12.50 feet each side of the following described centerline: a part of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Thirty-five (35), Township Sixteen (16) North, Range Thirty-one (31) West of the Fifth Principal Meridian, Washington County, Arkansas, being more particularly described as follows: commencing at the Southeast corner of said 40 acre tract, said point being an existing stone monument, thence N87°44'31"W 1099.59 feet along the south line of said 40 acre tract to a set 1/2" iron rebar, thence N02°21'34"E 15.37 feet to a set 1/2" iron rebar, thence N02°21'34"E 15.37 feet to the center of Appleby Road for the true point of Beginning of said easement centerline, thence S85°45'30"E 7.57 feet along said centerline to the beginning of a 162.48 foot radius curve concave to the northwest, thence northeasterly 32.16 feet along said curve and centerline, the chord for which being N81°19'59"E 32.31 feet, to the beginning of a 47.68 foot radius curve concave to the northwards, thence northeasterly 40.20 feet along said curve and centerline, the chord for which being N42°08'37"E 39.02 feet, to the beginning of a 174.25 foot radius curve to the West, thence northerly 69.69 feet along said curve and centerline, the chord for which being N07°43'51"E 69.23 feet to the beginning of a 307.68 foot radius curve concave to the East, thence Northerly 35.33 feet along said curve and centerline, the chord for which being N64°44'44"E 35.36 feet, to the terminal for of said [sic] easement centerline.



Twenty-five foot Wide Ingress/Egress & Utility Easement
A part of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Thirty-five (35), Township Sixteen (16) North, Range Thirty-one (31) West of the Fifth Principal Meridian, Washington County, Arkansas, being more particularly described as follows: The centerline of a Twenty-five foot (25') ingress/egress & utility easement Beginning South 87°42'06" East 72.20 feet and South 04°44'44" West 12.45 feet from the northerly most easterly corner of Tract "A" shown herein, thence South 87°44'51" East 322.75 feet, thence North 2°14'17" East to the terminus at Tract "B" shown herein. The side lines to be prolonged or shorten at said Tract "B".



LEGEND:
These standard symbols will be found in the drawing, unless otherwise noted:
● found iron pin
○ set rebar with cap "Doyal 1514"
■ stone
— grace
— Tract "A"
— Tract "B"

Surveyor's Notes:

1. Except as specifically stated or shown on this plat, the survey does not purport to reflect any of the following which may be applicable to the subject real estate: Easements, other than possible easements which were visible at the time of making this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations; or any other facts which an accurate and current title search may disclose.
2. Basis of Bearings: GRS observation.
3. This survey is valid only if the drawing includes the seal and signature of the surveyor.
4. Subsurface and environmental conditions were not examined nor considered a part of this survey.
5. 25' building set back per variance approved August 26, 2024 by the Farmington Planning Commission, Item 2C per minutes.
6. Field work performed January, 16, 2023.

Reference Documents:

- 1. Tract Split WCCC 3022-39430
- 2. Mortgage Split WCCC 2022-34357 ATLAS
- 3. Survey performed by A. Reid and Associates dated Aug. 14, 1992 Job No. 92267
- 4. Survey: WCCC 2022-135929 A. Reid
- WCCC-Washington County Circuit Clerk

Tract "A" Description
A part of the Southeast Quarter (NE 1/4) of Section Thirty-five (35), Township Sixteen (16) North, Range Thirty-one (31) West of the Fifth Principal Meridian, Washington County, Arkansas, being more particularly described as follows: commencing at the Southeast corner of said 40 acre tract, said point being an existing stone monument thence N01°40'42"E 231.00 feet along the east line of said 40 acre tract to a set 1/2" iron rebar, thence leaving the east line of said 40 acre tract, N87°44'51"W 462.00 feet to a set 1/2" iron rebar for the true Point of Beginning, thence N01°40'42"E 319.00 feet to a set 1/2" iron rebar, thence N87°44'51"W 248.75 feet to a set 1/2" iron rebar, thence S02°21'34"W 394.56 feet to a set 1/2" iron rebar, thence N87°44'51"W 382.31 feet to a set 1/2" iron rebar on the east line of land parcel 760-03189-000 as shown on a survey recorded as document 2004-46880 of the land records of Washington County, Arkansas, thence S02°21'34"W 155.40 feet along the east line of said parcel 760-03189-000 to a set 1/2" iron rebar on the south line of said 40 acre tract, thence S87°44'51"E 533.03 feet to a set 1/2" iron rebar, thence leaving the south line of said 40 acre tract, N02°21'34"E 230.99 feet to a set 1/2" iron rebar, thence S87°44'51"E 101.81 feet to the Point of Beginning, containing 4.00 acres, more or less. The above described 4.00-acre tract being subject to any easements and/or rights-of-way whether or not of record.

File# 2024-00022958

File #24-24915-2



ADVANTAGE
TITLE & ESCROW

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That **Morton J. Marshall and Kimberly L. Marshall, husband and wife**, GRANTORS, for the consideration of the sum of One Dollar and no/100 (\$1.00), in hand paid by **Angela Lauderdale and James Lauderdale, wife and husband, as tenants by the entirety**, GRANTEES, the receipt of which is hereby acknowledged, do grant, bargain, sell and convey unto said GRANTEES, and unto their heirs and assigns forever the following described land, situate in the **County of Washington, State of Arkansas**, to-wit:

SEE ATTACHED EXHIBIT "A"

Subject to Easements, Rights of Way, and Covenants of Record, if any. Subject to all prior reservations, restrictions, and conveyances of gas, oil, and/or other minerals and rights thereto. Subject to oil and gas leases, if any. Subject to all matters that would be shown by an accurate survey and inspection of the premises.

TO HAVE AND TO HOLD the same unto the GRANTEES and unto their heirs and assigns forever, with all appurtenances thereunto belonging. And we hereby covenant with the GRANTEES that we will forever warrant and defend the title to the property against all lawful claims whatever and relinquish unto the GRANTEES all of our rights of dower, curtesy, and homestead in and to the above described property, if applicable.

WITNESS our hands this 4th day of September, 2024.

Morton J. Marshall
Morton J. Marshall

Kimberly L. Marshall
Kimberly L. Marshall

ACKNOWLEDGMENT

STATE OF ARKANSAS)
COUNTY OF Washington)^{SS}

I, a Notary Public, duly commissioned, qualified and acting, within and for this County and State, do hereby certify that **Morton J. Marshall and Kimberly L. Marshall, husband and wife**, are personally known to me or sufficiently proven to be the same persons whose names are subscribed to the forgoing instrument and that they appeared before me this day in person and acknowledged and swore that the statements set forth in the forgoing instrument are true and correct and that they signed and delivered the instrument as their free and voluntary act, for the consideration uses and purposes therein set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand this 4th day of September, 2024.

My commission expires: May 13, 2033

Cayla Phillips
Notary Public

CAYLA PHILLIPS
Notary Public - Arkansas
Garland County
Commission # 12393718
My Commission Expires May 13, 2033

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

Grantee/Grantee Agent: _____

Grantee Address for Tax Purposes: _____

Prepared by or under the supervision of:
Thorn Law Firm, PLLC
1236 Silver Oak St.
Elkins, AR 72727

Contact for questions:
Advantage Title & Escrow, LLC
2744 E Millennium Drive, Ste 3
Fayetteville, AR 72703

EXHIBIT "A"

A PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP SIXTEEN (16) NORTH, RANGE THIRTY-ONE (31) WEST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID 40 ACRE TRACT, SAID POINT BEING AN EXISTING STONE MONUMENT THENCE N01°40'42"E 231.00 FEET ALONG THE EAST LINE OF SAID 40 ACRE TRACT TO A SET 1/2" IRON REBAR; THENCE LEAVING THE EAST LINE OF SAID 40 ACRE TRACT, N87°44'51"W 462.00 FEET TO A SET 1/2" IRON REBAR FOR THE TRUE POINT OF BEGINNING; THENCE N01°40'42"E 319.00 FEET TO A SET 1/2" IRON REBAR; THENCE N87°44'51"W 248.75 FEET TO A SET 1/2" IRON REBAR; THENCE S02°21'34"W 394.56 FEET TO A SET 1/2" IRON REBAR; THENCE N87°44'51"W 382.31 FEET TO A SET 1/2" IRON REBAR ON THE EAST LINE OF LAND PARCEL 760-03189-000 AS SHOWN ON A SURVEY RECORDED AS DOCUMENT 2004-46680 OF THE LAND RECORDS OF WASHINGTON COUNTY, ARKANSAS; THENCE S02°21'34"W 155.40 FEET ALONG THE EAST LINE OF SAID PARCEL 760-03189-000 TO A SET 1/2" IRON REBAR ON THE SOUTH LINE OF SAID 40 ACRE TRACT: THENCE S87°44'51"E 533.03 FEET TO A SET 1/2" IRON REBAR; THENCE LEAVING THE SOUTH LINE OF SAID 40 ACRE TRACT, N02°21'34"E 230.99 FEET TO A SET 1/2" IRON REBAR; THENCE S87°44'51"E 101.81 FEET TO THE POINT OF BEGINNING, CONTAINING 4.00 ACRES, MORE OR LESS. THE ABOVE DESCRIBED 4.00 ACRE TRACT BEING SUBJECT TO ANY EASEMENTS AND/OR RIGHTS-OF-WAY WHETHER OR NOT OF RECORD. THE ABOVE DESCRIBED 4.00 ACRE TRACT BEING SUBJECT TO THE FOLLOWING DESCRIBED ACCESS AND UTILITY EASEMENT: A 25.00 FOOT WIDE EASEMENT FOR THE PURPOSE OF INGRESS, EGRESS AND UTILITIES, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION THIRTY-FIVE (35) TOWNSHIP SIXTEEN (16) NORTH, RANGE THIRTY-ONE (31) WEST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID 40 ACRE TRACT, SAID POINT BEING AN EXISTING STONE MONUMENT, THENCE N87°44'51"W 566.56 FEET ALONG THE SOUTH LINE OF SAID 40 ACRE TRACT TO A SET 1/2" IRON REBAR FOR THE TRUE POINT OF BEGINNING OF SAID EASEMENT, THENCE N02°21'34"E 25.00 FEET; THENCE N87°44'51"W 533.03 FEET; THENCE S02°21'34"W 25.00 FEET TO A SET 1/2" IRON REBAR ON THE SOUTH LINE OF SAID 40 ACRE TRACT; THENCE S87°44'51"E 533.03 FEET TO THE POINT OF BEGINNING.



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: 24-24915-2

Grantee: ANGELA LAUDERDALE AND JAMES LAUDERDALE
Mailing Address: 50 SWEETWATER WAY
FARMINGTON AR 727302927

Grantor: MORTON J MARSHALL AND KIMBERLY L MARSHALL
Mailing Address: 10935 N APPLEBY RD
FARMINGTON AR 727309519

Property Purchase Price: \$240,000.00
Tax Amount: \$792.00

County: WASHINGTON
Date Issued: 09/04/2024
Stamp ID: 389412864

Washington County, AR
I certify this instrument was filed on
9/4/2024 3:21:28 PM
and recorded in REAL ESTATE

File# 2024-00022958
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): JD Crow, as Agent

Grantee or Agent Name (signature): Advantage Title & Escrow **Date:** September 4, 2024

Address: 1700 SW Commerce Dr., Ste 6

City/State/Zip: Bentonville, AR 72712



Account #: STNJAL
 Company: NWC JAMES & ANGELA LAUDERDALE
 50 Sweetwater Way
 Farmington, AR 72730-2927
 Ad number #: 480205
 PO #:
 Matter of: Meeting 2/24 Lot Size Variance

AFFIDAVIT • STATE OF ARKANSAS

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

Meeting 2/24 Lot Size Variance

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

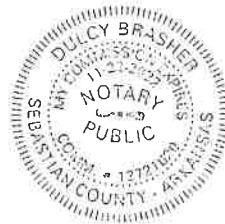
And that there is due or has been paid the **NWA Democrat Gazette** for publication the sum of \$24.32. (Includes \$0.00 Affidavit Charge).

NWA Democrat Gazette 02/09/25; NWA nwaonline.com 02/09/25

María Hernandez-Lopez
 Legal Clerk

State of ARKANSAS, County of Sebastian
 Subscribed and sworn to before me on this 10th day of February, 2025

D. Brasher
 NOTARY PUBLIC



10957 N. Appleby Rd.
Farmington, AR 72730
TRACT 'B' - 2 ACRES +/-
A public meeting to consider
this request for a lot size var-
iance at the above described
property will be held on 24th
day of February, 2025, at 6:00
p.m. at Farmington City Hall,
354 West Main, Farmington,
Arkansas. All interested per-
sons are invited to attend.
February 9, 2025 480205

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: Rheas Mill Development, LLC Day Phone: 479-225-0182
 Address: 124 W Sunbridge Dr, Suite 8, Fayetteville, AR Fax: _____
 Representative: Crafton Tull; Caroline Gardner Day Phone: 479-878-5801
 Address: 300 N College Ave, Suite 317, Fayetteville, AR Fax: _____
 Property Owner: Rheas Mill Development, LLC Day Phone: 479-225-0182
 Address: 124 W Sunbridge Dr, Suite 8, 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 #

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

Property Description

Site Address -- Wesley Stevens Rd (Parcel ID 760-1827-000)

Current Zoning -- RE-2

Attach legal description

Financial Interests

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

Rheas Mill Development, LLC

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



Date 1-17-25

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 1-17-25

Owner/Agent Signature

LSD/Subdivision 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.	X		
2. Payment of application fee.	X		Will mail check to Melissa McCarville.
3. A descriptive statement of the objective(s) for the new facility or material modification and the need for the type of facility and/or capacity requirements.	X		
4. Fifteen (15) copies of the site plan folded to a size of no greater than 10" X 10 ½ ".	X		
5. List of adjacent property owners and copy of notification letter sent. *	X		
6. White receipts from post office and green cards from registered letters (at least 7 days prior to the meeting).	X		Will send receipts and green cards once mailings go out
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		proof of publication and affidavit before 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.	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:		X	
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	X		

abutment, etc.			
12. Spot elevations at grade breaks along the flow line of drainage swales.	X		
13. A general vicinity map of the project at a scale of 1" = 2000'	X		
14. The location of all existing structures. Dimensions of buildings and setbacks from the building to property lines.	X		
15. Street right-of-way lines clearly labeled. The drawing shall depict any future ROW needs as determined by the AHTD and/or Master Street Plan. Future ROW as well as existing ROW and center lines should be shown and dimensioned.	X		
16. Existing topographic information with source of the information noted. Show:	X		
a. Two foot contour for ground slope between level and ten percent.	X		
b. Four foot contour interval for ground slope exceeding 10%.	X		
17. Preliminary grading plan.	X		
Existing Utilities and Drainage Improvements (Copy of the Drainage Criteria Manual can be obtained from the City of Farmington)			
1. Show all known on site and off-site existing utilities, drainage improvements and easements (dimensioned) and provide the structures, locations, types and condition and note them as "existing" on the plat.	X		
2. Existing easements shall show the name of the easement holder, purpose of the easement, and book and page number for the easement. If an easement is blanket or indeterminate in nature, a note to this effect should be placed on the plan.	X		
Proposed Utilities			
1. Regarding all proposed storm sewer structures and drainage structures:	X		
a. Provide structure location and types.	X		
b. Provide pipe types and sizes.			have not sized pipes and curb inlet extensions. will provide at construction documents
2. Regarding all proposed sanitary sewer systems	X		individual septic
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		X	none we are aware of
4. If a septic system is to be utilized, note that on the plat. Show the location and test data for all percolation tests.	X		
5. Regarding all proposed water systems on or near the site:	X		
a. Provide pipe locations, sizes and types.	X		
b. Note the static pressure and flow of the nearest hydrant.		X	waiting on fire hydrant results from WWA
c. Show the location of proposed fire hydrants, meters, valves, backflow preventers and related appurtenances.	X		
6. All proposed underground or surface utility lines if determined: (this category includes but is not limited to telephone, electrical, natural gas and cable.)		X	need to get layouts from franchise utilities
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.	X		
Proposed and Existing Streets, Rights-of –way and Easements			
1. The location, widths and names (avoid using first names of people for new streets) of all exiting and proposed streets, allies, paths and other rights-of-way, whether public or private within and adjacent to the project; private easements within and adjacent to the project; and the centerline curve data; and all curb return radii. Private streets shall be clearly identified and named.	X		
2. A layout of adjoining property sufficient detail to show the affect of proposed and existing streets (including those on the master street plan), adjoining lots and off-site easements. This information can be obtained from the Master Street Plan.	X		
3. The location of all existing and proposed street lights (at every intersection, cul-de-sac and every 300 feet, and associated easements to serve each light.)	X		
Site Specific Information			
1. Provide a note describing any off site improvements.	X		
2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project.		X	not aware of any
3. The location of known existing or proposed ground leases or access agreements, if known. (e.g. shared parking lots, drives, areas of land that will be leased.)		X	not aware of any
4. The location of all known potentially dangerous areas, including areas subject to flooding, slope stability, settlement, excessive noise, previously filled areas and the means of mitigating the hazards (abatement wall, signage, etc.)		X	not aware of any
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.			
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.		X	will have at construction documents
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.)			
11. Location of buffer strips, fences or screen walls, where required (check the zoning ordinance).			na
12. Location of existing and purposed sidewalks.	X		
13. Finished floor elevation of existing and purposed structures.			na
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.			na
16. Draft of covenants, conditions and restrictions, if any.			not ready yet will provide at final plat
17. Draft POA agreements, if any.			not ready yet will provide at final plat
18. A written description of requested variances and waivers from any city requirements.	X		
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.	X		

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

NOTICE OF PUBLIC HEARING

A petition for Preliminary Plat for the property as described below has been filed with the City of Farmington on the January day of 21, 2025.

PLACE LEGAL DESCRIPTION OF PROPERTY HERE

A public hearing to consider this Preliminary Plat will be held on the February day of 24, 2025, 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:

Wesley Stevens Rd (Parcel ID 760-01827-000)

Location

Rheas Mills Development, LLC

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 February 24, 2025 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.

THE SE 1/4 OF THE SE 1/4 OF SECTION 21, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 21, SAID POINT BEING AN ALUMINUM CAP;

THENCE ALONG THE SOUTH LINE THEREOF N88°05'59"W 1309.27 FEET TO THE SOUTHWEST CORNER OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 21, SAID POINT BEING A 5/8" IRON PIN FROM WHICH A 1/2" IRON PIN BEARS N02°51'57"E 29.61 FEET;

THENCE ALONG THE WEST LINE THEREOF N02°20'40"E 1324.00 FEET TO THE NORTHWEST CORNER OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 21, SAID POINT BEING A 1/2" IRON PIN WITH PS 1756 CAP;

THENCE ALONG THE NORTH LINE THEREOF S88°02'03"E 658.99 FEET TO A 1/2" IRON PIN WITH PS 1298 CAP;

THENCE CONTINUING ALONG SAID NORTH LINE S88°02'03"E 633.42 FEET TO A 1/2" IRON PIN WITH PS 1298 CAP;

THENCE CONTINUING ALONG SAID NORTH LINE S88°02'03"E 16.61 FEET TO THE NORTHEAST CORNER OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 21;

THENCE ALONG THE EAST LINE THEREOF S02°20'03"W 1322.49 FEET TO THE POINT OF BEGINNING, CONTAINING 39.77 ACRES, MORE OR LESS AND SUBJECT TO THE RIGHT OF WAY WEST RHEAS MILL ROAD ALONG THE SOUTH, THE RIGHT OF WAY OF WESLEY STEVENS ROAD ALONG THE EAST, AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

**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:

Wesley Stevens Rd (Parcel ID 760-01827-000). Legal description on next page.

Location

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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 Monday, February 24, 2025 at 6:00 p.m.

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

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Account #: NWC6013981

Company: CRAFTON TULL
901 N 47TH 400 ST
ROGERS, AR 72756

Ad number #: 478167

PO #:

Matter of: Meeting Feb. 24 Preliminary Plat

AFFIDAVIT • STATE OF ARKANSAS

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

Meeting Feb. 24 Preliminary Plat

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

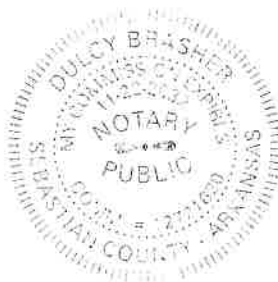
And that there is due or has been paid the **NWA Democrat Gazette** for publication the sum of \$136.80.
(Includes \$0.00 Affidavit Charge).

NWA Democrat Gazette 02/09/25; NWA nwaonline.com 02/09/25

Maria Hernandez-Lopez
Legal Clerk

State of ARKANSAS, County of Sebastian,
Subscribed and sworn to before me on this 10th day of February, 2025

D. Brasher
NOTARY PUBLIC



NOTICE OF PUBLIC HEARING
A PETITION FOR PRELIMINARY PLAY FOR THE PROPERTY AS DESCRIBED BELOW HAS BEEN FILED WITH THE CITY OF FARMINGTON ON THE JANUARY DAY OF 21, 2025

THE SE 1/4 OF THE SE 1/4 OF SECTION 21, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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A PUBLIC HEARING TO CONSIDER THIS PRELIMINARY PLAT WILL BE HELD ON THE FEBRUARY DAY OF 24, 2025, AT SIX O'CLOCK P.M. AT FARMINGTON CITY HALL, 354 WEST MAIN, FARMINGTON, ARKANSAS. ALL INTERESTED PERSONS ARE INVITED TO ATTEND.

February 9, 2025 478167

Parcel ID	First Owner Name	Owner Address	Owner City	Owner Stat	Owner Zip
1	760-01825-005 DAVID & ANNA FLORES	730 LINDLE RD	FARMINGTON	AR	72730
2	760-01825-000 ROBERT BLAIN & LORETTA JONES	101 WESLEY STEVENS RD	FARMINGTON	AR	72730
3	760-01845-000 MATTHEW RICHARD TAYLOR & STEPHANIE ROXANNE OUYOUMJIAN	92 WESLEY STEVENS RD	FARMINGTON	AR	72730
4	760-01855-000 EVERETTE M & CAROL ROSEBEARY	84 WESLEY STEVENS RD	FARMINGTON	AR	72730
5	760-01847-000 ARTISTRY HOMES LLC	92 WESLEY STEVENS RD	FARMINGTON	AR	72730
5	760-01847-000 ARTISTRY HOMES LLC	78 WESLEY STEVENS RD	FARMINGTON	AR	72730
6	760-01849-000 RICK A & LINDA D HAMMONS	70 WESLEY STEVENS RD	FARMINGTON	AR	72730
7	760-01848-000 ROBERTO C & ISELA MENDOZA	2501 W ARTHUR HARD ST	FAYETTEVILLE	AR	72703
8	760-01859-000 KRISTIN E & JAMIE L WEBB	50 WESLEY STEVENS RD	FARMINGTON	AR	72730
9	760-01857-000 BRENT E VINSON	541 RHEAS MILL RD	FARMINGTON	AR	72730
10	760-01857-001 WILLIAM CARY & SARA ELIZABETH WEAVER	36 WESLEY STEVENS RD	FARMINGTON	AR	72730
11	760-01853-002 SCOT E & BETH A WILES	588 RHEAS MILLS RD	FARMINGTON	AR	72730
12	760-01911-000 FIRST BAPTIST CHURCH, FARMINGTON	1529 DEVONSHIRE PL	FAYETTEVILLE	AR	72703
13	760-01927-000 GRADY GLEN & MARTHA HUTSON JOINT REVOCABLE TRUST FINCHER	3727 S SWEET GUM AVE	BROKEN ARROW	OK	74011
14	760-01928-001 GRIFFIN SCOTT PRIOR	669 RHEAS MILLS RD	FARMINGTON	AR	72730
15	760-01928-000 JOSHUA M & KAYLA A TIMIS	673 RHEAS MILLS RD	FARMINGTON	AR	72730
16	760-01940-000 DUSTIN LEE & STACYE LUCILLE STEWART	683 RHEAS MILL RD	FARMINGTON	AR	72730
17	760-01941-000 BETTY ALLEN HUMMEL REVOCABLE TRUST	683 RHEAS MILL RD	FARMINGTON	AR	72730
18	760-1942-000 IAN CHRISTOPHER & MICHELLE MARIE JAMES	695 RHEAS MILL RD	FARMINGTON	AR	72730
19	096-03450-000 CALVIN JAMES & TONIA SUE RAMAKER	703 RHEAS MILL RD	FARMINGTON	AR	72730
20	096-03450-002 WANDA I MURRAY	701 RHEAS MILL RD	FARMINGTON	AR	72730
21	096-03450-001 MICHEAL D & SANDRA D WILLIAMS	699 RHEAS MILL RD	FARMINGTON	AR	72730
22	001-12283-000 BRADY L & AMY C MEADORS	558 N RIDING RIDGE RD	FAYETTEVILLE	AR	72704
23	760-01836-001 MARY LOU GIBBANY	708 RHEAS MILL RD	FARMINGTON	AR	72730
24	760-01836-000 LARRY CRAIG & APRIL D HARDIN	4790 W PLYMOUTH ROCK PL	FAYETTEVILLE	AR	72704
25	760-01834-000 LARRY CRAIG & APRIL D HARDIN	4790 W PLYMOUTH ROCK PL	FAYETTEVILLE	AR	72704
26	760-01835-000 LARRY CRAIG & APRIL D HARDIN	4790 W PLYMOUTH ROCK PL	FAYETTEVILLE	AR	72704
27	760-02375-000 GOOSE CREEK PROPERTIES, LLC	496 DOUBLE SPRINGS RD	FARMINGTON	AR	72730

All documents for mailings were provided.



RESERVE ON RHEAS MILL
 FARMINGTON, AR



SHEET LIST

C-002

Sheet List Table

Sheet Number	Sheet Title
C-001	COVER SHEET
C-002	BOUNDARY SURVEY
C-101	OVERALL SITE PLAN (C)
C-102	OVERALL PRELIMINARY PLAT
C-103	PRELIMINARY PLAT A
C-104	PRELIMINARY PLAT B
C-105	PRELIMINARY PLAT TABLES
C-106	OVERALL UTILITY PLAN (C)
C-107	UTILITY PLAN A (C)
C-108	UTILITY PLAN B (C)
C-109	UTILITY PLAN C (C)
C-110	SEPTIC LAYOUT A (C)
C-111	SEPTIC LAYOUT B (C)
C-112	OVERALL GRADING PLAN
C-113	GRADING PLAN A
C-114	GRADING PLAN B
C-115	EROSION CONTROL PLAN PH I
C-116	EROSION CONTROL PLAN PH II
C-117	INTERSECTION PLAN
C-501	TYPICAL SECTIONS
C-502	WASHINGTON WATER AUTHORITY DETAILS
C-503	EROSION CONTROL DETAILS
C-504	EROSION CONTROL DETAILS
C-505	EROSION CONTROL DETAILS
L-101	OVERALL PLANTING PLAN
L-401	ENTRY PLANTING ENLARGEMENTS



RESERVE ON RHEAS MILL
FARMINGTON, AR

THE DOCUMENT IS PRELIMINARY AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CLIENT TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED HEREIN.

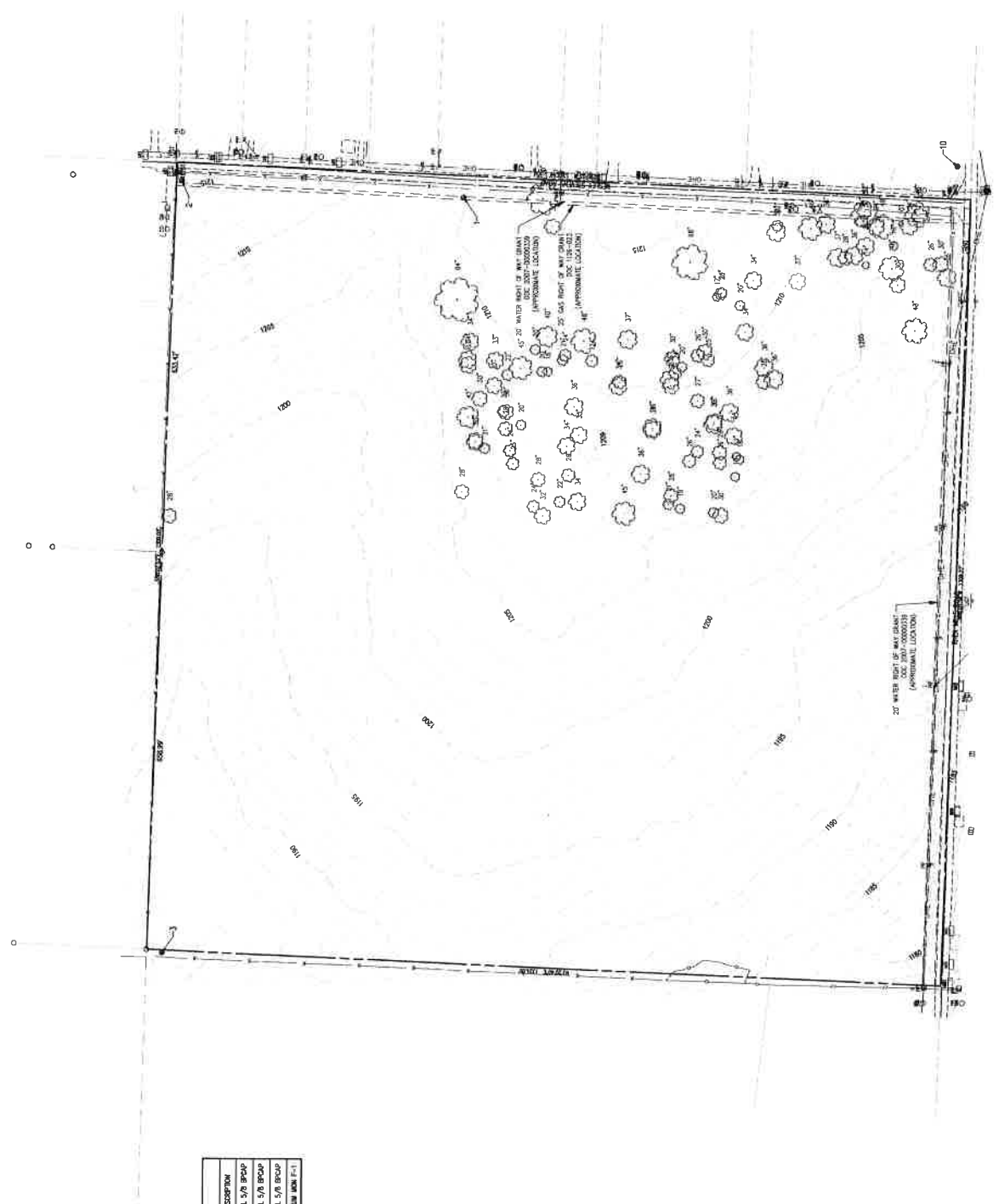
PRELIMINARY PLANS AND STANDARD DOCUMENT

BOUNDARY SURVEY

C-003

CONTROL POINT TABLE

POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	620063.52	640236.81	1710.29	CTL 5/8 BRCP
2	620033.06	640033.19	1715.82	CTL 5/8 BRCP
3	620028.06	640716.02	1708.32	CTL 5/8 BRCP
10	620063.15	640396.45	1708.32	ALUM MARK P-1





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



Date: 1/29/25

William Hellard

Fire Chief

Farmington Fire Department

372 W Main St. Farmington, AR, 72730

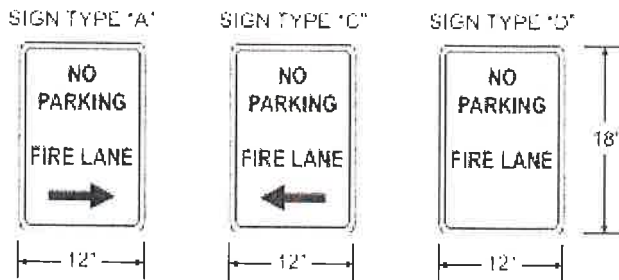
Subject: Reserve

Fire Lane Signage

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

D103.6.2 Roads More Than 26 Feet in Width

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



C105.1 Hydrant Spacing: Add hydrant between lot 30 and 31.

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

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



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



TABLE C105.1
NUMBER AND DISTRIBUTION OF FIRE HYDRANTS

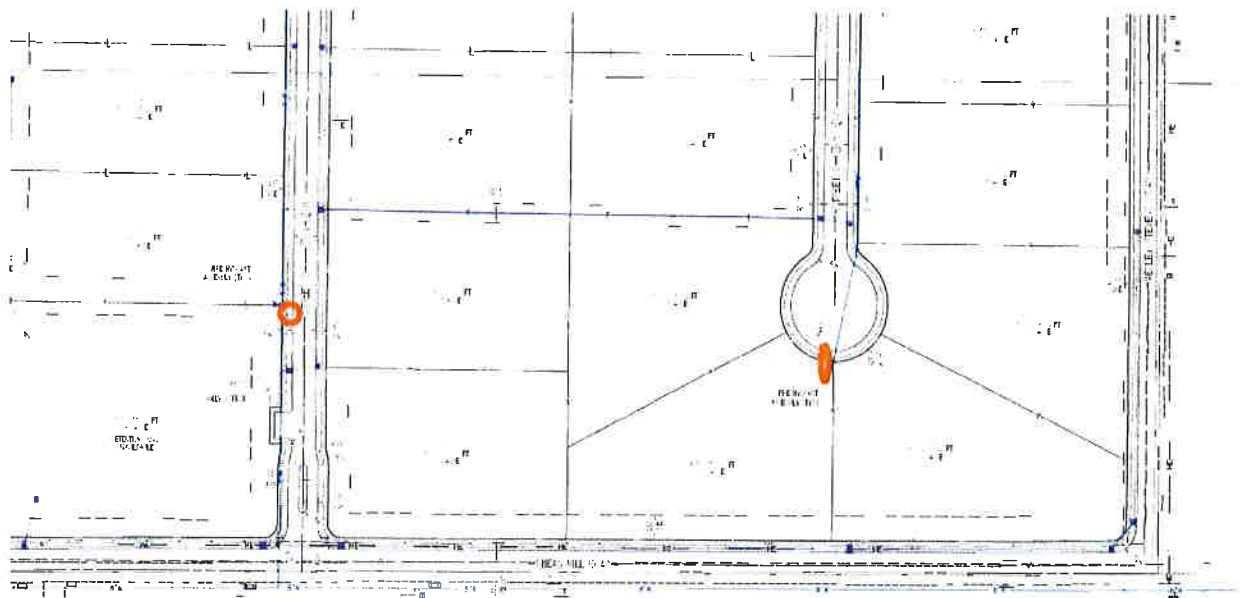
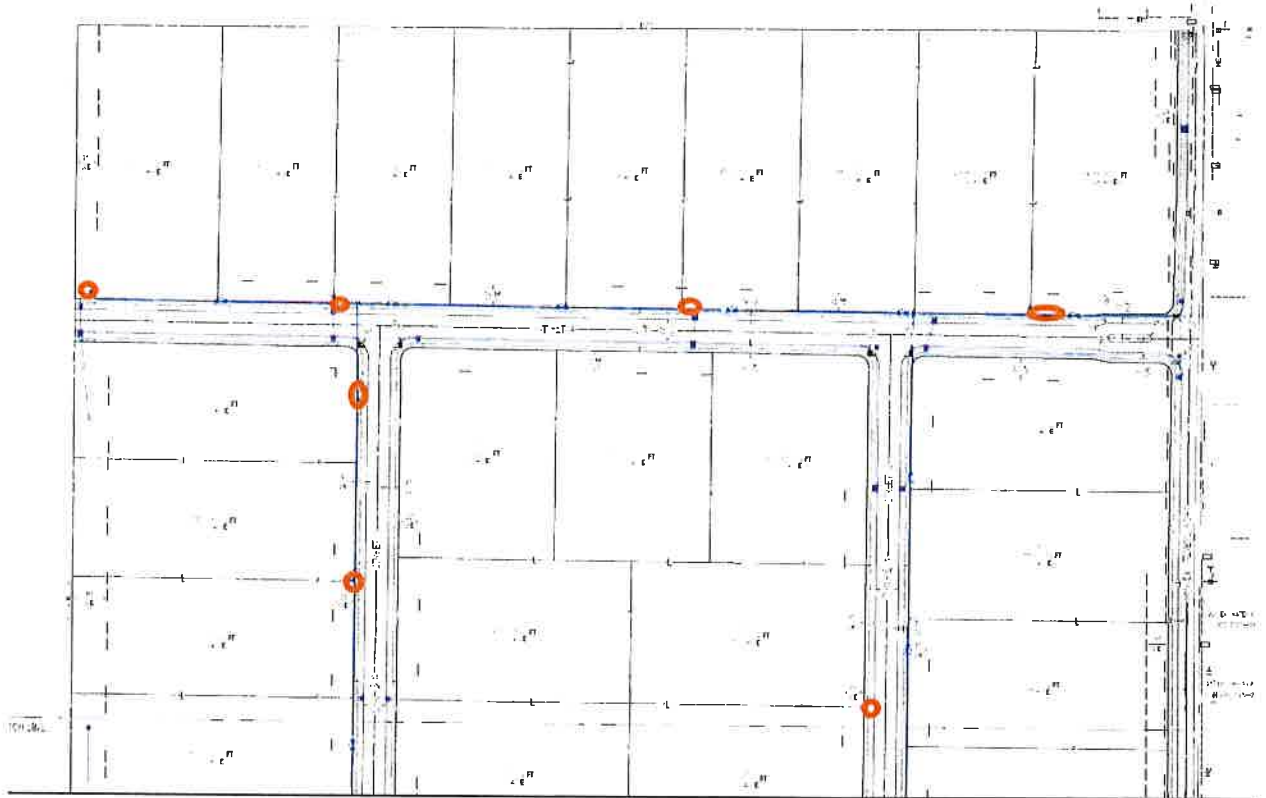
FIRE-FLOW REQUIREMENT (gpm)	MINIMUM NUMBER OF HYDRANTS	AVERAGE SPACING BETWEEN Hydrants ^{b, c} (feet)	MAXIMUM DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO A Hydrant
1,750 or less	1	500	250
2,000-2,250	2	450	225
2,500	3	450	225
3,000	3	400	225
3,500-4,000	4	350	210
4,500-5,000	5	300	180
5,500	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
City of Farmington, AR
372 W. Main St.
Farmington, AR 72730
479-267-3338



No parking signs



Date: 1/24/2025

City: FARMINGTON

Subdivision Name: RHEAS MILL SUBD.

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 6 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) **OECC WILL NOT BORE UNDER ROADS THAT HAVE WATER AND SEWER LINES UNDERNEATH. IF BORE IS NECESSARY, THE DEVELOPER IS RESPONSIBLE FOR COVERING THE COST OF "POT HOLING" (A TECHNIQUE USED TO LOCATE AND EXPOSE UNDERGROUND UTILITIES)**
 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.
 7. All Utility Easements to be cleared of all trees, brush, dirt piles, buildings, silt fence and debris so that the easement is accessible with equipment. If easement is not cleared developer may be subject to extra charges.
 8. 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 the developer decides to go with their own contact Cooperative representative below.
 9. 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:



RESERVE ON RHEAS MILL
RASMINGTON AR



1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHARLOTTE AND THE STATE OF NORTH CAROLINA.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHARLOTTE AND THE STATE OF NORTH CAROLINA.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHARLOTTE AND THE STATE OF NORTH CAROLINA.
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17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHARLOTTE AND THE STATE OF NORTH CAROLINA.
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19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHARLOTTE AND THE STATE OF NORTH CAROLINA.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHARLOTTE AND THE STATE OF NORTH CAROLINA.

1/23/25

10ft U.E. TO Street Lights

20ft U.E.

30ft U.E.

Red Crosses



LEGEND (EXISTING SYMBOLS)

- LINEWORK
- EXISTING
- CONG
- INDICATIVE CENTER
- INCL CENTER
- RIGHT OF WAY
- ROAD CENTERLINE

LEGEND (CONSTRUCT)

- LINEWORK
- EXISTING
- CONG
- INDICATIVE CENTER
- INCL CENTER
- RIGHT OF WAY
- PROPERTY LINE
- ROAD CENTERLINE

- STRIP UNDER PPK
- STRUCTURE NUMBER
- RECTANGULAR HOOP PILE
- CIRCULAR HOOP PILE
- RECTANGULAR HOOP PILE
- CIRCULAR HOOP PILE
- RECTANGULAR HOOP PILE
- CIRCULAR HOOP PILE

Site Stabilization and Certification stamp

DRAWING SHALL BE VALID ONLY IF THE SITE IS COMPLETE IN ORDER TO OBTAIN THE CERTIFICATE OF OCCUPANCY UNTIL ALL DISTURBED AREAS RELATED TO THE CONSTRUCTION OF THE PROJECT ARE STABILIZED AND RESTORED TO ORIGINAL OR BETTER CONDITION.

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

Applicant: Crafton Tull Date: 2/4/25

Project Name: Reserve on Rheas Mill

Engineer/Architect: Crafton Tull

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

Representing: _____ City of Fayetteville _____ Name: _____ Melissa Boyd _____

1. Project is outside of Fayetteville Waterworks Service Boundary and receives water service from Washington Water Authority, preliminary plat utility plans indicate that septic will be used on these lots; therefore, no further review is required by the City of Fayetteville.

Received By: _____



Earthplan Design Alternatives, PA
Civil Engineering / Landscape Architecture

TECH PLAT REVIEW LETTER

Project: Reserve on Rheas Mill Preliminary Plat

EDA project #: 2595_F

Letter creation: February 3, 2025

Tech Plat Review meeting: February 4, 2025

Mrs. McCarville,

We have reviewed the Preliminary Plat submitted by Crafton Tull for the project known as Summerfield Ph III Preliminary Plat received by EDA on January 23, 2025; there is no date give in the plan set's title block. Based on our plan review for the City's landscape code, we offer the following comments:

Generally:

1. Dedication and Landscaping of Neighborhood Parks (code Sec. 14.04.25):
 - a. Per 14.04.25, H, 2, the City is requesting Fee Payment in Lieu of Land Conveyance:

"In lieu of land dedication, developer shall contribute to the Farmington's Parkland Fund \$900 for each single-family dwelling unit..."

31 single family units =	\$900/unit=	\$27,900.00
		\$27,900.00 TOTAL fee payment required

- b. Per 14.04.25 K, 1, b: *"The fee-in-lieu shall be paid prior to the City's signature and release of the Final Plat or development plan."*
 - c. If a subdivision sign and plantings are installed for this subdivision, submit plans showing said elements to EDA for review.

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

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

Sincerely,

Sarah Geurtz, PLA

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

Applicant: Crafton Tull Date: 2/4/25

Project Name: Reserve on Rheas Mill

Engineer/Architect: Crafton Tull

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

Representing: City of Fayetteville Name: Melissa Boyd

1. Project is outside of Fayetteville Waterworks Service Boundary and receives water service from Washington Water Authority, preliminary plat utility plans indicate that septic will be used on these lots; therefore, no further review is required by the City of Fayetteville.

Received By: _____

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

Applicant: Crafton Tull

Date: 2/4/2025

Project Name: Reserve on Rheas Mill

Engineer/Architect: Crafton Tull

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

Representing: City of Farmington Name: Melissa McCarville

1. Engineering fees will accumulate as the development continues. We are billing the engineering fees monthly.
2. Adjacent property owners must be notified by certified mail; receipts should be submitted by one week prior to the Planning Commission meeting.
3. An advertisement regarding the development should be in the paper no later than 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. **With this in mind, the ad had to be in the paper by Sunday, February 9, 2025 to meet the deadline.**
5. Please submit a revised plan by next Tuesday. The City requires 15 copies for planning commission. Plans must be folded with all sheets included in one set. We don't need all the detail for the planning commission, a site plan and landscape plan would probably be sufficient. If I can also get a PDF version that can be distributed to the public and added to Facebook and our website that would be great.
6. A revised copy of the plan and drainage plan should be delivered to City Hall for Chris Brackett; he will also accept digital copies.
7. Planning Commission meeting will be **Monday February 24, 2025, at 6:00 pm.**



February 11, 2024

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

RE: Reserve on Rheas Mill Preliminary Plat Comments
Farmington, Arkansas
CTA Job No. 24304300

Ms. McCarville,

Below are our responses to comments on the above-referenced project:

Planning:

1. Engineering fees will accumulate as the development continues. We are billing the engineering fees monthly.
[Noted.](#)
2. Adjacent property owners must be notified by certified mail; receipts should be submitted by one week prior to the Planning Commission meeting.
[Noted, will comply.](#)
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 published legal notices on Sunday and the Washington County Enterprise Leader is published on Wednesday. With this in mind, the ad has to be in the paper by Sunday, February 9, 2025 to meet the deadline.
[Noted, will comply. Newspaper ad is going in Sunday's paper in Democate Gazette.](#)
4. Please submit a revised plan by next Tuesday. The city requires 15 copies for planning commission. Plans must be folded with all sheets included in one set. We don't need all the detail for planning commission, a site plan and landscape plan would probably be sufficient. If I can also get a PDF version that can be distributed to the public and added to Facebook and our website that would be great.
[Noted, will comply.](#)
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.
[Noted, will comply.](#)
6. Planning Commission meeting will be Monday, February 24, 2025, at 6:00 p.m.
[Noted.](#)

Engineering:

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, will comply.](#)
2. Provide written approval from ADH of the lot configuration.
[Noted, will comply.](#)



3. The detention ponds must be on separate lots so the Property Owners Association can own and maintain them after the first year.
Noted. The layout has been revised so that the ponds are on their own lot.
4. There is a 50' horizontal and 2' vertical building setback from the maximum ponding elevation of the wet detention pond.
Setbacks added
5. The wet detention pond must be fenced according to 5.4.3. of the Drainage Criteria Manual.
Fence added.
6. The outlet of the detention pond will have to be extended in the right-of-way to the creek.
Noted. Outlet pipe ties into the storm sewer in the right of way, which will discharge into the swale in the right of way.
7. Add street lights at 300' spacing and at intersections to the plat.
Street lights added.
8. Add concrete trickle channels to the swales and any dry detention ponds.
Trickle channels added.
9. Details of the entrance islands will have to be sent to the fire chief for his approval prior to the issue of the grading permit.
Email sent to Chief Hellard regarding entrance islands.
10. Lots 10-14 will require finished floor elevations that are 1' above the 100-year WSE in the adjacent swale or detention pond.
FFE's added to Lots 10-14.
11. The tee intersection will require handicap access across two of the legs of the intersection.
Two legs of handicap crossing added.
12. You are required to widen the adjacent streets within your frontage to the Master Transportation Plan Typical Section. Rheas Mill Road is a minor arterial with a 72' total right-of-way and Wesley Stevens Road is a collector with a 60' right-of-way. I have included a copy of the typical sections with this report. You need to label the width of the right-of-way, curb, greenspace and sidewalk on the preliminary plat. You need to show the transition to the existing pavement on the west and north sides of the roads.
Noted, will comply. Labels added for ROW, curb, greenspace, and sidewalk. We have also added a transition to the existing pavement.
13. Drainage Report
 - a. Your drainage letter should include a description of any known onsite or downstream drainage/flooding problems. See item #10 on the drainage report checklist.
Description added.
 - b. The final drainage report will have to include the completed checklist.
Checklist added.
 - c. The overall pre minus post analysis will work but you also must study the predevelopment flow into the ditch along Rheas Mill Road that flows into the upper section of the creek. The flow into the creek in that area cannot be more than predevelopment flow.
Noted. Study point added along ditch in Rheas Mill and further downstream into creek.
 - d. The drainage area for the north onsite post development area is incorrect.
Thank you. This has been corrected.
 - e. You need to provide the calculations for the curve numbers used.
Curve numbers added.
 - f. The sheet flow for the predevelopment areas is 300' unless it is intercepted by a defined channel. The post development has a maximum of 100'.
Noted. Sheet flows adjusted.



Fayetteville:

1. Project is outside of Fayetteville Waterwork Service Boundary and receives water service from Washington Water Authority, preliminary plat utility plans indicate that septic will be used on these lots; therefore, no further review is required by the City of Fayetteville.
Noted. We will email WWA for review on construction plans.

EDA Landscaping:

1. Dedication and landscaping of neighborhood parks (code sec 14.04.25). \$900/unit. 31units=\$27,900.
Noted.
2. Per 14.04.25 K, 1, b: the fee-in-lieu shall be paid prior to the City's signature and release of the final plat or development plans.
Noted, will comply.
3. If a subdivision sign and planting are installed for this subdivision, submit plans showing said elements to EDA for review.
Noted, will comply.

Ozarks:

1. Standard comments.
Noted on all standard comments. We have added conduit crossing on plans.

Fire Chief:

1. Fire lane signs need to be added.
We have added fire land signs as indicated.
2. Add hydrant between 30 and 31.
Hydrant added

Should you have any questions, please feel free to contact us.

Sincerely,

Caroline Gardner, P.E.,
Crafton Tull

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: Brew Culture, LLC Day Phone: 972-832-2048
 Address: 2 N College Ave, Fayetteville, AR Fax: _____
 Representative: Erin Dudley Day Phone: 479-321-0035
 Address: 2600 NE 11th St, Suite 300, Benton Fax: _____
 Southland Management
 Property Owner: Group, LLC Day Phone: _____
 Address: 3403 Cavanaugh Rd, Ft. Smith, AR Fax: _____

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

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

For office use only:

Fee paid \$ _____ **Date** _____ **Receipt #** _____

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

Property Description

Site Address -- 7 W Main St

Current Zoning -- CI

Attach legal description

PT NE NE .68 AC FURTHER DESCRIBED FROM 2020-44023 AS Part of the Northeast Quarter of the Northwest Quarter of Section Twenty-Six (26), in Township Sixteen (16) North, of Range Thirty-One (31) West, described as follows: beginning at a point on the South line of the right of way of U.S. Highway No. 62, which is 321 3/4 feet South of 30 feet West of the North East corner of said 40 acre tract, and running, thence South 176.93 feet, thence West 274.19 feet, thence North 29.97 feet, thence East 50 feet, thence North 100 feet, more or less, to the South line of the right of way of U.S. Highway No. 62; thence with the curve of the said Highway in a Northeasterly direction to the beginning point, containing .73 acres, more or less. LESS AND EXCEPT That part deeded to the Arkansas State Highway Commission, in Warranty Deed recorded in Book 1060 at Page 491 of the records of the Circuit Clerk of Washington County, Arkansas, and containing in said exception .05 acre, more or less.

Financial Interests

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

Brew Culture, 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.*

Erin Von Dudley

Digitally signed by Erin Von Dudley
DN: c=US, E=edudley@ceieng.com, O=CEI Engineering,
OU=Commercial II, CN=Erin Von Dudley
Date: 2025.01.16 11:01:21-0500

Date 1/16/2025

Applicant Signature

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

Date _____

Owner/Agent Signature

NOTICE OF PUBLIC HEARING

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

PT NE NE 68 AC FURTHER DESCRIBED FROM 2020-44023 AS: Part of the Northeast Quarter of the Northwest Quarter of Section Twenty-Six (26), in Township Sixteen (16) North, of Range Thirty-One (31) West, described as follows: beginning at a point on the South line of the right of way of U.S. Highway No. 62, which is 321 3/4 feet South of 30 feet West of the North East corner of said 40 acre tract, and running, thence South 176.93 feet, thence West 274.19 feet, thence North 29.97 feet, thence East 50 feet, thence North 100 feet, more or less, to the South line of the right of way of U.S. Highway No. 62; thence with the curve of the said Highway in a Northeasterly direction to the beginning point, containing .73 acres, more or less. LESS AND EXCEPT That part deeded to the Arkansas State Highway Commission, in Warranty Deed recorded in Book 1060 at Page 491 of the records of the Circuit Clerk of Washington County, Arkansas, and containing in said exception .05 acre, more or less.

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

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

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

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

7 W Main St

Location

Southland Management Group, LLC

Owned by

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

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



Account #: NWCL1364355

Company: CEI ENGINEERING

PO BOX 1408

BENTONVILLE, AR 72712-1408

Ad number #: 479756

PO #:

Matter of: Public Hearing for 7 Brew at 7 W Main St

AFFIDAVIT • STATE OF ARKANSAS

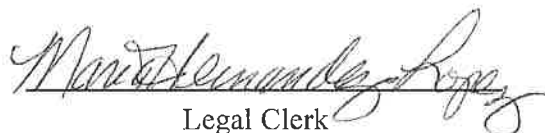
I, Maria Hernandez-Lopez, do solemnly swear that I am the Legal Clerk of the **NWA Democrat Gazette**, a daily newspaper printed and published in WASHINGTON/BENTON county, State of ARKANSAS; that I was so related to this publication at and during the publication of the annexed legal advertisement in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

Public Hearing for 7 Brew at 7 W Main St

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

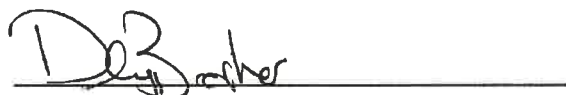
And that there is due or has been paid the **NWA Democrat Gazette** for publication the sum of \$92.72.
(Includes \$0.00 Affidavit Charge).

NWA Democrat Gazette 02/09/25; NWA nwaonline.com 02/09/25


Legal Clerk

State of ARKANSAS, County of Sebastian,

Subscribed and sworn to before me on this 10th day of February, 2025


NOTARY PUBLIC



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 20th day of January, 2025.

FURTHER DESCRIBED FROM 2020-44023 AS:

Part of the Northeast Quarter of the Northwest Quarter of Section Twenty-Six (26), in Township Sixteen (16) North, of Range Thirty-One (31) West, described as follows: beginning at a point on the South line of the right of the way of U.S. Highway No. 62, which is 321 $\frac{3}{4}$ feet South of 30 feet West of the North East corner of said 40 acre tract, and running, thence South 176.93 feet, thence West 274.19 feet, thence North 29.97 feet, thence East 50 feet, thence North 100 feet, more or less, to the South line of the right of way of U.S. Highway No. 62; thence with the curve of the said Highway in a Northeasterly direction to the beginning point, containing .73 acres, more or less. LESS AND EXCEPT: That part deeded to the Arkansas State Highway Commission, in Warranty Deed recorded in Book 1060 at Page 491 of the records of the Circuit Clerk of Washington County, Arkansas, and containing in said exception .05 acre, more or less.

A public hearing to consider this Large Scale Development will be held on the 24th day of February, 2025, at six o'clock p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

February 9, 2025 479756

All documents for mailings were provided.



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



Date: 1/29/25

William Hellard

Fire Chief

Farmington Fire Department

372 W Main St. Farmington, AR, 72730

Subject: 7 Brew

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).



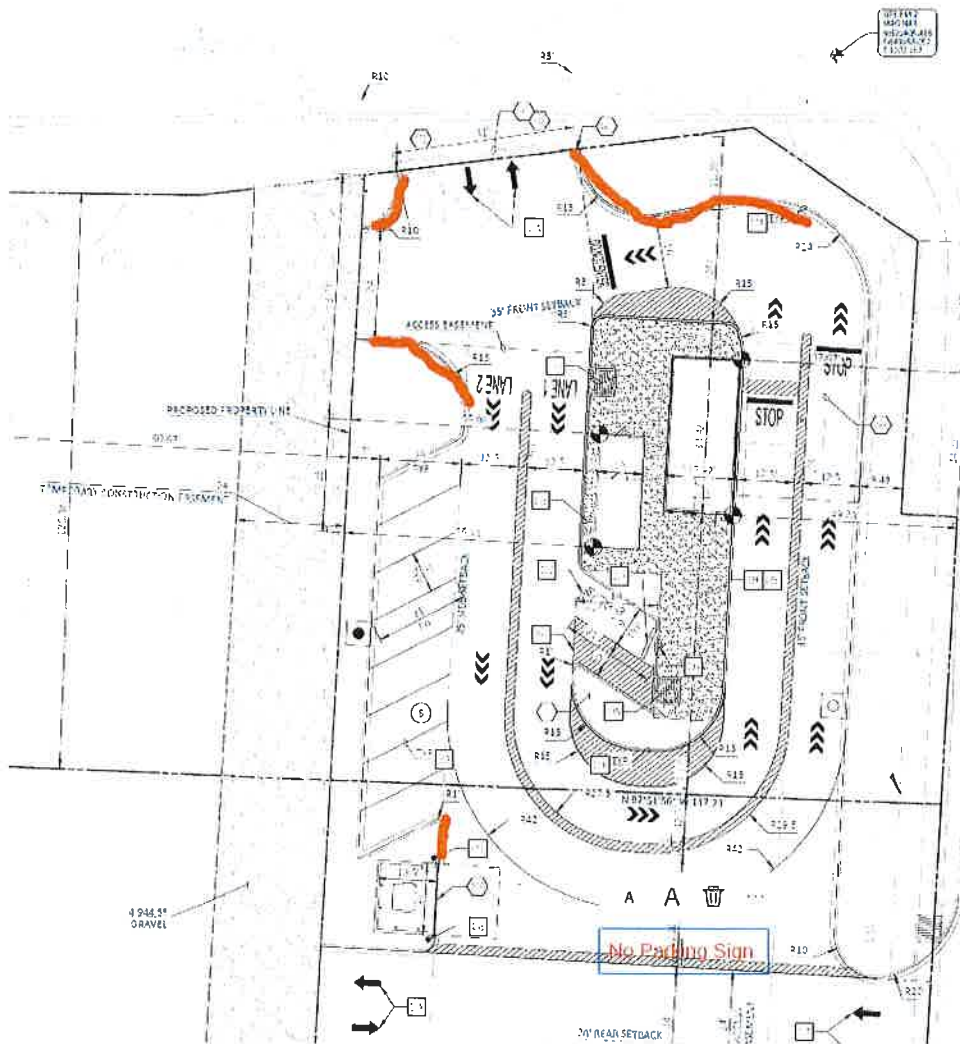
SIGN TYPE "A"



SIGN TYPE "C"



SIGN TYPE "D"



2.07.002.11.0.038

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

Applicant: CEI Date: 2/4/25

Project Name: 7Brew

Engineer/Architect: CEI

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: Melissa Boyd

1. Show entirety of sanitary sewer main that is present on this property. _____
 2. Additional easement must be dedicated over existing water and sewer mains on this property that do not meet the current City of Fayetteville 20-foot minimum centered on the main(s). _____
 3. Existing water main along W Main St/US Highway 62 is 12-inch, not 8-inch. _____
 4. There are two options for new utility taps on existing mains to serve this property. The first option is to contact Fayetteville Water & Sewer to pay for and schedule these taps to be performed by the City. The second option is to have these taps performed by a licensed utility contractor approved by Fayetteville to perform service taps on live water and sewer mains. The second option requires a grading permit to be applied for with the City of Fayetteville, and these taps must be performed under direct supervision of a Fayetteville Public Works Inspector. _____
- _____
- _____
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- _____
- _____
- _____

Received By: _____



Earthplan Design Alternatives, PA

Civil Engineering / Landscape Architecture

PLANNING COMMISION LETTER

Project: 7 Brew LSD

EDA project #: 2561_F

Letter creation: February 3, 2025

TPR Meeting: February 4, 2025

Mrs. McCarville,

We have reviewed the LSD plans submittal by CEI for the project known as 7Brew LSD received by EDA on 1/23/25. The landscape architect's stamp in the landscape plan sheet's title block shows the date of 1/15/25. EDA only reviewed the landscape sheets in this plan set; the other sheets are reviewed by other entities. Based on our review, we offer the following comments:

Sheet 06:

1. *All below items shall be addressed on the plans and a narrative letter describing how said items have been addressed must be submitted with the resubmittal. Submit a copy to the City and to Sarah Geurtz at sdg@eda-pa.com.*
2. Plantings are required in planting beds immediately adjacent to the building, spanning a minimum of ¼ of total building frontage (Per 14.04.21).
3. Per 14.04.23 (b), dumpsters shall be located a minimum of 50 feet from residential-zoned property.
4. Add a note telling how irrigation will be handled (irrigation system or hose bib). If to be watered by hose bibs, show on the plan where they will be located.
5. Landscape General Notes:
 - a. Plant material shall be warranted for 24 months (please add note to plans regarding this).
 - b. Per code requirements, mulch shall be 3" in depth (please update the detail's reference that calls out 4").
6. Show or explain where mechanical screening will be provided. View 14.04.23 (c) for screening requirements which apply to all roof, ground, and wall-mounted mechanical equipment.

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

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

Sincerely,

A handwritten signature in cursive script that reads "Sarah Geurtz".

Sarah Geurtz, PLA

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

Applicant: CEI

Date: 2/4/2025

Project Name: 7Brew

Engineer/Architect: CEI

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 are billing the engineering fees monthly.
2. Adjacent property owners must be notified by certified mail; receipts should be submitted by one week prior to the Planning Commission meeting.
3. An advertisement regarding the development should be in the paper no later than 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. **With this in mind, the ad has to be in the paper by Sunday, February 9, 2025, to meet the deadline.**
5. Please submit a revised plan by next Tuesday. The City requires 15 copies for planning commission. Plans must be folded with all sheets included in one set. We don't need all the detail for the planning commission, a site plan and landscape plan would probably be sufficient. If I can also get a PDF version that can be distributed to the public and added to Facebook and our website that would be great.
6. A revised copy of the plan and drainage plan should be delivered to City Hall for Chris Brackett; he will also accept digital copies.
7. Planning Commission meeting will be **Monday February 24, 2025, at 6:00 pm.**



Earthplan Design Alternatives, PA
Civil Engineering / Landscape Architecture

PLANNING COMMISSION LETTER

Project: 7 Brew LSD
EDA project #: 2561_F
Letter creation: February 13, 2025
TPR Meeting: February 4, 2025

Mrs. McCarville,

We have reviewed the LSD plans submittal by CEI for the project known as 7Brew LSD received by EDA on 2/11/25. The landscape architect's stamp in the landscape plan sheet's title block shows the date of 1/10/25. *EDA only reviewed the landscape sheets in this plan set; the other sheets are reviewed by other entities. Based on our review, we offer the following comments:*

All comments from EDA's TPR landscape comment letter dated 2/3/25 were addressed with this resubmittal.

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

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

Sincerely,

Sarah Geurtz, PLA



Civil Engineering, Landscape Architecture,
Survey, Planning & Program Management

2600 NE 11th Street, Suite 300
Bentonville, AR 72712
Office: 479.273.9472
Toll-free: 1.800.433.4173
ceieng.com

February 11, 2025

City of Farmington
Engineering Department
354 W Main Street
Farmington, AR 72730

REQUEST: Seven Brew Drive Thru Coffee
PROJECT NAME: Seven Brew 7 Main Street LSD

Below are our responses to the review comments in the City of Farmington 1st submittal technical review letter.

Technical Plat Review Committee Report

Melissa Boyd/ City of Fayetteville

1. Show entirety of sanitary sewer main that is present on this property.

CEI Response: Revised as Requested see Sheet C2.0

2. Additional easement must be dedicated over existing water and sewer mains on this property that do not meet the current City of Fayetteville 20-foot minimum centered on the main(s).

CEI Response: Revised as Requested see Sheet C2.0

3. Existing water main along W Main St/US Highway 62 is 12-inch, not 8-inch.

CEI Response: Revised as Requested see Sheet C2.0

4. There are two options for new utility taps on existing mains to serve this property. The first option is to contact Fayetteville Water & Sewer to pay for and schedule these taps to be performed by the city. The second option is to have these taps performed by a licensed **utility** contractor approved by Fayetteville to perform service on taps on live water and sewer mains. The second option requires a grading permit to be applied for with the City of Fayetteville, and these taps must be performed under direct supervision of a Fayetteville Public Works Inspector.

CEI Response: Noted, Option A will be chosen

Farmington Fire Department

William Hellard/ Fire Chief

1. 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 (6069 to 7925 mm).

CEI Response: Fire Lane signs and striping were added to plans per the markup from the technical review see Sheet C2.0

2. D103.6.2 Roads More Than 26 Feet in Width.

CEI Response: Fire Lane signs and striping were added to plans per the markup from the technical review see Sheet C2.0

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

CEI Response: Fire Lane signs and striping were added to plans per the markup from the technical review see Sheet C2.0

4. Knox box

CEI Response: Knox box is proposed at the building entrance see Sheet C2.0

Landscaping

Sarag Geurtz/ Earthplan Design Alternatives, PA

1. *All below items shall be addressed on the plans and a narrative letter describing how said items have been addressed must be submitted with the resubmittal. Submit a copy to the city and to Sarah Geurtz at sdg@eda-pa.com.*

CEI Response: Revised as Requested

2. Plantings are required in planting beds immediately adjacent to the building, spanning a minimum of ¼ of total building frontage (Per 14.04.21)

CEI Response: Revised as Requested

3. Per 14.04.23 (b), dumpsters shall be located a minimum of 50 feet from residential-zoned property.

CEI Response: Revised as Requested

4. Add a note telling how irrigation will be handled (irrigation system or hose bib). If to be watered by hose bibs, show on the plan where they will be located.

CEI Response: Revised as Requested

5. Landscape General Notes:
 - a) Plant material shall be warranted for 24 months (please add note to plans regarding this).
 - b) Per code requirements, mulch shall be 3” in depth (please update the detail’s reference that calls out 4”).

CEI Response: Revised as Requested

6. Show or explain where mechanical screening will be provided. View 14.04.23 (c) for screening requirements which apply to all roof, ground, and wall-mounted mechanical equipment.

CEI Response: Revised as Requested

City of Farmington

Melissa McCarville

1. Engineering fees will accumulate as the development continues. We are billing engineering fees monthly.

CEI Response: Noted

2. Adjacent property owners must be notified by certified mail; receipts should be submitted by one week prior to the Planning Commission meeting.

CEI Response: Noted

3. As 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. **With this in mind, the ad has to be in the paper by Sunday, February 9, 2025, to meet the deadline.**

CEI Response: Noted and awaiting affidavit email from the Democrat Gazette

4. Please submit a revised plan by next Tuesday. The city requires 15 copies for planning commission. Plans must be folded with all sheets included in one set. We do not need all the detail for the planning commission, a site plan and landscape plan would probably be sufficient. If I can also get a PDF version that can be distributed to the public and added to Facebook and our website that would be great.

CEI Response: Noted

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.

CEI Response: Noted

6. Planning Commission meeting will be **Monday February 24, 2025, at 6:00 pm.**

CEI Response: Noted

Engineering

Christopher Brackett, P.E./ KMS Engineering/Farmington

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.

CEI Response: Noted

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.

CEI Response: Noted

3. The gravel parking lots are not allowed per our code. The lot must be brought up to compliance with this ordinance and the gravel parking lot must be removed or paved.

CEI Response: Gravel parking lot has been removed, see Sheet C2.0

4. All work within ArDOT's right-of-way will be required prior to the grading permit for this project.

CEI Response: Noted

5. Provide details of the dumpster enclosure.

CEI Response: Dumpster Enclosure details are included in the Architect plans on Sheet A5.0

Drainage Report

1. The predevelopment drainage area map is not clear. The topo lines are hard to see.

CEI Response: The aerial map was removed for better visibility of topo lines, shown in Appendix E.

2. The predevelopment Tc sheet flow should be the entire 138', not 100'

CEI Response: The Tc calculations updated and provided in the drainage report.

3. You need to analysis the culvert directly downstream on Inlet 161 and the next two culverts until it reaches Highway 62 drainage that the site is currently draining into. The need to analysis the 100-year flow in those culverts to determine that the additional flow you are adding to that system isn't surcharging it.

CEI Response: The existing downstream inlets were added to the model in order to check the surcharge during the 100-year storm, shown in Appendix M.

4. There appears to be a rounding issue, the post development area is not the same as the predevelopment area.

CEI Response: The Post-Development areas listed in the maps, tables, and models were reviewed and revised, shown in Appendix F.

5. This review only includes the detention pond design. The remainder will be reviewed at the time of construction plan approval.

CEI Response: Noted.

Please let me know if you have anything additional that you need from us.

Respectfully submitted,
CEI Engineering Associates, Inc.

Erin Dudley
Project Manager – Comm II – edudley@ceieng.com

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: 4iE Engineering, Inc. Day Phone: 479-381-1066
 P.O. Box 56
 Address: Cave Springs, AR 72718 Fax: ffourie@4ie.engineering

Representative: Ferdinand Fourie, P.E. Day Phone: 479-381-1066
 P.O. Box 56
 Address: Cave Springs, AR 72718 Fax: ffourie@4ie.engineering

Property Owner: Grand Savings Bank Day Phone: 479-715-6622
 3401 SW 2nd Street, Suite 115
 Address: Bentonville, AR 72712 Fax: gcable@grandsavingsbank.com

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

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

For office use only:

Fee paid \$ _____ Date _____ Receipt # _____

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

Property Description

Site Address -- W. Cimarron Place

Current Zoning -- C-2

Attach legal description

Financial Interests

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

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

Ferdinand Fourie Date 01-20-25
 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.)*

Greg Kelly, CEO Date 1-21-25
 Owner/Agent Signature

LSD/Subdivision Application Checklist:

Yes No N/A, why?

1. Completed application form which includes: name and address of person preparing application, name and address of property owner, including written, notarized documentation to verify that the applicant has permission to locate on property, zoning district, size of property, postal address and tax parcel number.	X		
2. Payment of application fee.	X		
3. A descriptive statement of the objective(s) for the new facility or material modification and the need for the type of facility and/or capacity requirements.	X		
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. *		X	To be completed with notifications
6. White receipts from post office and green cards from registered letters (at least 7 days prior to the meeting).		X	To be completed with notifications
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	To be completed with notifications
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	No wetlands exist on this site
7. Written legal description. (If the project is in more than one tract the legal for each individual tract must be provided.)	X		
8. P.O.B. from a permanent well-defined reference point, P.O.B. must be clearly labeled.	X		
9. Clear representation of the FEMA Designated 100-year Floodplain and or Floodway and base flood elevations. Reference the FIRM panel number and effective date and the Corps of Engineers Flood Hazard Study.		X	No regulatory flood plain
10. Status of regulatory permits:			
a. NPDES Storm water Permit			Small Site-issued at construction
b. 404 Permit			No required
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	X		

abutment, etc.			
12. Spot elevations at grade breaks along the flow line of drainage swales.	X		
13. A general vicinity map of the project at a scale of 1" = 2000'	X		
14. The location of all existing structures. Dimensions of buildings and setbacks from the building to property lines.	X		
15. Street right-of-way lines clearly labeled. The drawing shall depict any future ROW needs as determined by the AHTD and/or Master Street Plan. Future ROW as well as existing ROW and center lines should be shown and dimensioned.	X		
16. Existing topographic information with source of the information noted. Show:			
a. Two foot contour for ground slope between level and ten percent.	X		
b. Four foot contour interval for ground slope exceeding 10%.	X		
17. Preliminary grading plan.	X		
Existing Utilities and Drainage Improvements (Copy of the Drainage Criteria Manual can be obtained from the City of Farmington)			
1. Show all known on site and off-site existing utilities, drainage improvements and easements (dimensioned) and provide the structures, locations, types and condition and note them as "existing" on the plat.	X		
2. Existing easements shall show the name of the easement holder, purpose of the easement, and book and page number for the easement. If an easement is blanket or indeterminate in nature, a note to this effect should be placed on the plan.	X		
Proposed Utilities			
1. Regarding all proposed storm sewer structures and drainage structures:			
a. Provide structure location and types.	X		
b. Provide pipe types and sizes.	X		
2. Regarding all proposed sanitary sewer systems			
a. Provide pipe locations, sizes and types.	X		
b. Manhole locations.	X		
3. Note the occurrence of any previous sanitary sewer overflow problems on-site or in the proximity of the site	X		No known issues
4. If a septic system is to be utilized, note that on the plat. Show the location and test data for all percolation tests.		X	Public sewer available
5. Regarding all proposed water systems on or near the site:			
a. Provide pipe locations, sizes and types.	X		
b. Note the static pressure and flow of the nearest hydrant.		X	To be completed
c. Show the location of proposed fire hydrants, meters, valves, backflow preventers and related appurtenances.	X		
6. All proposed underground or surface utility lines if determined: (this category includes but is not limited to telephone, electrical, natural gas and cable.)	X		
a. Locations of all related structures.	X		
b. Locations of all lines above and below ground.	X		
c. A note shall be placed where streets will be placed under the existing overhead facilities and the		X	N/A

approximate change in the grade for the proposed street.			
7. The width, approximate locations and purposes of all proposed easements or rights-of-way for utilities, drainage, sewers, flood control, ingress/egress or other public purposes within and adjacent to the project.	X		
Proposed and Existing Streets, Rights-of –way and Easements			
1. The location, widths and names (avoid using first names of people for new streets) of all existing and proposed streets, allies, paths and other rights-of-way, whether public or private within and adjacent to the project; private easements within and adjacent to the project; and the centerline curve data; and all curb return radii. Private streets shall be clearly identified and named.		N/A	
2. A layout of adjoining property sufficient detail to show the affect of proposed and existing streets (including those on the master street plan), adjoining lots and off-site easements. This information can be obtained from the Master Street Plan.		N/A	
3. The location of all existing and proposed street lights (at every intersection, cul-de-sac and every 300 feet, and associated easements to serve each light.)		N/A	
Site Specific Information			
1. Provide a note describing any off site improvements.		N/A	
2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project.		N/A	
3. The location of known existing or proposed ground leases or access agreements, if known. (e.g. shared parking lots, drives, areas of land that will be leased.)		N/A	
4. The location of all known potentially dangerous areas, including areas subject to flooding, slope stability, settlement, excessive noise, previously filled areas and the means of mitigating the hazards (abatement wall, signage, etc.)		N/A	
5. The boundaries, acreage and use of existing and proposed public area in and adjacent to the project. If land is to be offered for dedication for park and recreation purposes it shall be designated.		N/A	
6. For large scale residential development, indicate the use and list in a table the number of units and bedrooms.		N/A	
7. For non-residential use, indicate the gross floor area and if for multiple uses, the floor area devoted to each type of use. (Large Scale Developments only.)	X		
8. The location and size of existing and proposed signs, if any.	X		
9. Location and width of curb cuts and driveways. Dimension all driveways and curb cuts from side property line and surrounding intersections.	X		
10. Location, size, surfacing, landscaping and arrangement of parking and loading areas. Indicate pattern of traffic flow; include a table showing required, provided and handicapped accessible parking spaces. (Large Scale Developments only.)	X		
11. Location of buffer strips, fences or screen walls, where required (check the zoning ordinance).	X		
12. Location of existing and purposed sidewalks.	X		
13. Finished floor elevation of existing and purposed structures.	X		
14. Indicate location and type of garbage service (Large Scale	X		

Developments only.) Dimension turnaround area at dumpster location.			
15. A description of commonly held areas, if applicable.	X		
16. Draft of covenants, conditions and restrictions, if any.		X	
17. Draft POA agreements, if any.		X	
18. A written description of requested variances and waivers from any city requirements.		X	None anticipated
19. Show required building setbacks for large scale developments. Provide a note on the plat of the current setback requirements for the subdivision. A variance is necessary from the Board of Adjustment for proposed setbacks less than those set forth in the zoning district.	X		
20. Preliminary drainage plan as required by the consulting engineer.	X		

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

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

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

West Cimmaron Place (See Vicinity Map)

Location

Grand Savings Bank

Owned by

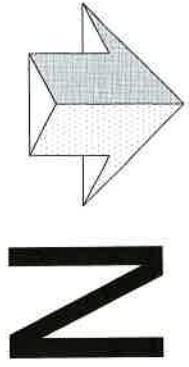
NOTICE IS HEREBY GIVEN THAT an application has been filed for LARGE SCALE DEVELOPMENT of the above property .

A public hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main St. on Monday February 24, 2025 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.



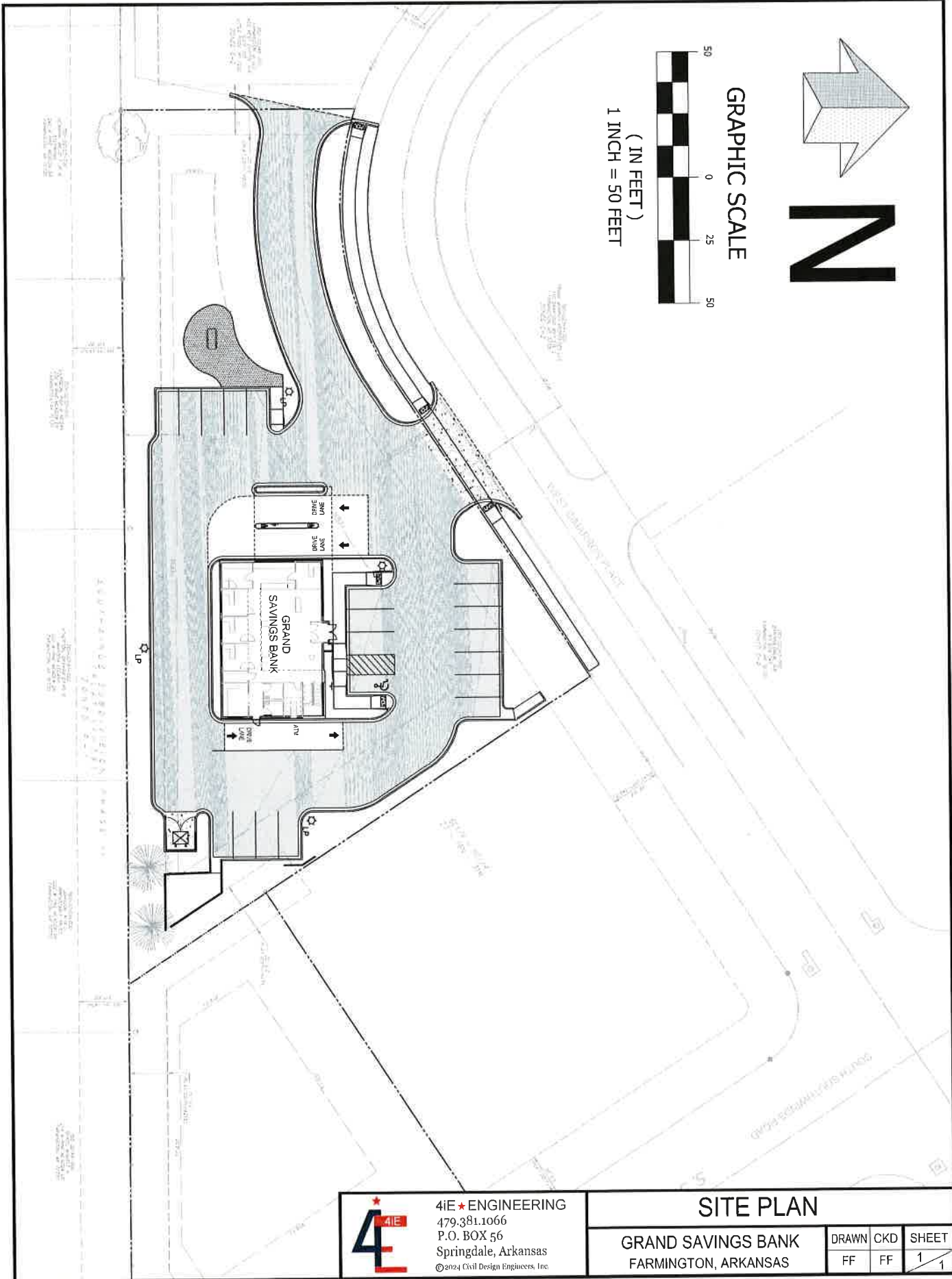
VICINITY MAP
N.T.S.



GRAPHIC SCALE



(IN FEET)
1 INCH = 50 FEET



4iE ENGINEERING
479.381.1066
P.O. BOX 56
Springdale, Arkansas
©2024 Civil Design Engineers, Inc.

SITE PLAN

GRAND SAVINGS BANK
FARMINGTON, ARKANSAS

DRAWN	CKD	SHEET
FF	FF	1 / 1



Account #: STN4EI
Company: NWC 4IE ENGINEERING INC.
P. O. 56
Cave Springs, AR 72718

Ad number #: 479988
PO #:

Matter of: PH 2/24 GSB-LSD

AFFIDAVIT • STATE OF ARKANSAS

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

PH 2/24 GSB-LSD

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

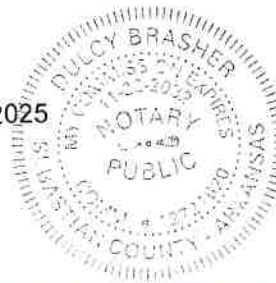
And that there is due or has been paid the **NWA Democrat Gazette** for publication the sum of \$127.68.
(Includes \$0.00 Affidavit Charge).

NWA Democrat Gazette 02/09/25; NWA nwaonline.com 02/09/25

Maria Hernandez-Lopez
Legal Clerk

State of ARKANSAS, County of Sebastian,
Subscribed and sworn to before me on this 10th day of **February, 2025**

D. Brasher
NOTARY PUBLIC



A PETITION FOR LARGE-SCALE DEVELOPMENT FOR THE PROPERTY AS DESCRIBED BELOW HAS BEEN FILED WITH THE CITY OF FARMINGTON ON THE 21ST DAY OF JANUARY, 2025.

ALL OF TRACT B AND ALL OF TRACT C OF A LOT SPLIT RECORDED IN PLAT BOOK 2017 AT PAGE 14275, WASHINGTON COUNTY, ARKANSAS, ALSO PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND AT THE MOST EASTERLY SOUTHEAST CORNER OF SAID TRACT B, BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF S. SOUTHWINDS ROAD (60' R/W); THENCE S58°55'22"W 67.45 FEET; THENCE N87°52'42"W 466.21 FEET TO AN IRON PIN FOUND; THENCE N02°07'18"E 93.07 FEET TO A PK NAIL FOUND ON THE SOUTHERLY RIGHT-OF-WAY LINE OF W. CIMARRON PLACE (50' R/W); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG A CURVE TO THE LEFT HAVING A DELTA OF 51°14'07", A RADIUS OF 125.00 FEET, A LONG CHORD THAT BEARS N84°32'26"E 108.09 FEET, AN ARC DISTANCE OF 111.78 FEET TO AN IRON PIN FOUND; THENCE N58°55'22"E 142.07 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE S31°04'38"E 155.71 FEET; THENCE N58°55'22"E 167.07 FEET TO AN IRON PIN FOUND ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID S. SOUTHWINDS ROAD; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE S31°04'38"E 130.71 FEET TO THE POINT OF BEGINNING, CONTAINING 1.31 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

A PUBLIC HEARING TO CONSIDER THIS LARGE SCALE DEVELOPMENT WILL BE HELD ON THE 24TH DAY OF FEBRUARY 2025 AT SIX O' CLOCK P.M. AT FARMINGTON CITY HALL, 354 WEST MAIN, FARMINGTON, ARKANSAS. ALL INTERESTED PERSONS ARE INVITED TO ATTEND.
February 9, 2025
479968

760-02241-002
Sosa Properties, LLC
1301 E Robinson Ave, Suite C16
Springdale, AR 72764-5721

760-02148-000
Charles Davis and Kim S. Davis
206 W Pine Meadow Dr
Farmington, AR 72730

760-02149-000
Michele A. Sears
214 W. Pine Meadow Dr
Farmington, AR 72730

760-02150-000
Rita J. Johnson Irrevocable Trust
222 W Pine Meadow Dr
Farmington, AR 72730

760-02151-000
Graham David Atherton and Marissa Leeann Atherton
230 W Pine Meadow Dr
Farmington, AR 72730-8624

760-02152-000
Rick Sturgeon and Megan Sturgeon
238 W Pine Meadow Dr
Farmington, AR 72730

760-0215-000
Willie C. Newman, Jr. and Stephanie Newman
246 W. Pine Meadow Dr
Farmington, AR 72730-8624



Sincerely,
Lenders Title Company

By: Stephanie R. Eden

All documents for mailings were provided.



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



Date: 1/29/25

William Hellard

Fire Chief

Farmington Fire Department

372 W Main St. Farmington, AR, 72730

Subject: Grand Savings Bank

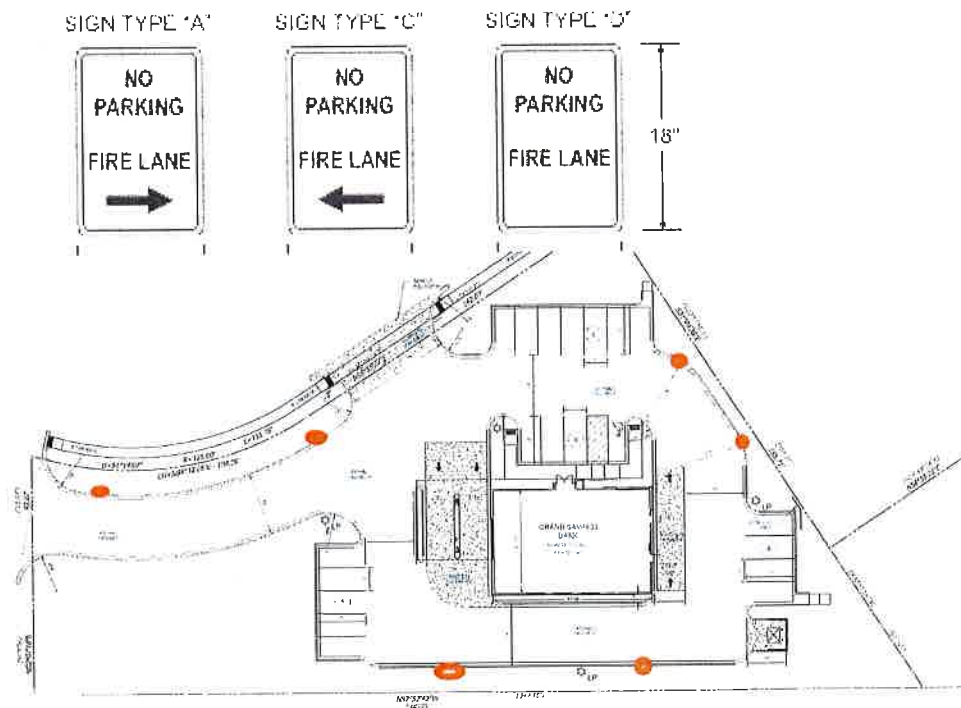
Knox Box will be required

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).





Earthplan Design Alternatives, PA
Civil Engineering / Landscape Architecture

PLANNING COMMISSION LETTER

Project: Grand Savings Bank LSD
EDA project #: 2594_F
Letter creation: February 3, 2025
TPR Meeting: February 4, 2025

Mrs. McCarville,

We have reviewed the LSD plans submittal by 4iE Engineering for the project known as Grand Savings Bank LSD received by EDA on 1/23/25. The landscape architect's stamp in the landscape plan sheet's title block shows the date of 1/20/25. EDA only reviewed the landscape sheets in this plan set; the other sheets are reviewed by other entities. Based on our review, we offer the following comments:

Sheet 06:

1. *All below items shall be addressed on the plans and a narrative letter describing how said items have been addressed must be submitted with the resubmittal. Submit a copy to the City and to Sarah Geurtz at sdg@eda-pa.com.*
2. Street trees: please confirm with the City regarding if it's acceptable with them to have the street trees within the right of way as shown on the plans.
3. It appears that the site plan may have been slightly updated from that referenced on this sheet. If needed, please update the site plan to the latest version (see the NW corner of the northern parking spaces – the concrete drainage outlet. Please also add the proposed water line to this sheet and remove any tree conflicts with it. Please show the 3 light poles.
4. Show 10' sight triangles at both road entrances.
5. Add a note telling how irrigation will be handled (irrigation system or hose bib). If to be watered by hose bibs, show on the plan where they will be located.
6. Landscape General Notes:
 - a. #5: 2.5" caliper for shade trees and 1.5" for ornamental trees. Please change "Urban Forestry" to "City Staff".
 - b. #9: Per code requirements, mulch shall be 3" in depth (please update the detail's reference that calls out 4"). Update the tree planting detail regarding the mulch depth, also.
 - c. #15: Plant material shall be warranted for 24 months.
7. Per 14.04.23 (b), dumpsters shall be located a minimum of 50 feet from residential-zoned property.
8. Per 14.04.23 (b) (6), dumpsters shall be landscape with some type of vegetation planted in front of sides seen from street, highway, or adjacent residential dwellings.

9. Show or explain where mechanical screening will be provided. View 14.04.23 (c) for screening requirements which apply to all roof, ground, and wall-mounted mechanical equipment.
10. City Landscape Requirements: update the given street name (it gives W Rainsong St as being the street frontage street).

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

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

Sincerely,

A handwritten signature in cursive script that reads "Sarah Geurtz".

Sarah Geurtz, PLA

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

Applicant: 4iE, Engineering, Inc.

Date: 2/4/2025

Project Name: Grand Savings Bank

Engineer/Architect: 4iE, Engineering, Inc.

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

Representing: City of Farmington Name: Melissa McCarville

1. Engineering fees will accumulate as the development continues. We are billing the engineering fees monthly.
2. Adjacent property owners must be notified by certified mail; receipts should be submitted by one week prior to the Planning Commission meeting.
3. An advertisement regarding the development should be in the paper no later than 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. **With this in mind, the ad has to be in the paper by Sunday, February 9, 2025, to meet the deadline.**
5. Please submit a revised plan by next Tuesday. The City requires 15 copies for planning commission. Plans must be folded with all sheets included in one set. We don't need all the detail for the planning commission, a site plan and landscape plan would probably be sufficient. If I can also get a PDF version that can be distributed to the public and added to Facebook and our website that would be great.
6. A revised copy of the plan and drainage plan should be delivered to City Hall for Chris Brackett; he will also accept digital copies.
7. Planning Commission meeting will be **Monday February 24, 2025, at 6:00 pm.**



4iE Engineering

P.O. Box 56, Cave Springs, AR 72718

Phone: (479)381-1066

Email: ffourie@civilde.com

February 11, 2025
Melissa McCarville
City Business Manager
City of Farmington
354 W. Main Street
Farmington, AR 72730
Office: 479.267.3865

Ferdinand Fourie, P.E.
P.O. Box 56
Cave Springs, Arkansas 72718
479.381.1066
ffourie@4iE.Engineering

Re: Comment Response – Landscape Comments
Grand Savings Bank – Farmington Branch
Large Scale Development

Dear Ms. McCarville:

The following is in response to the Technical Review comments received February 4, 2025:

A. City of Farmington Name: Melissa McCarville

1. Engineering fees will accumulate as the development continues. We are billing the engineering fees monthly.
[Ok](#)
2. Adjacent property owners must be notified by certified mail; receipts should be submitted by one week prior to the Planning Commission meeting.
[Ok](#)
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. **With this in mind, the ad has to be in the paper by Sunday, February 9, 2025, to meet the deadline.**
[Ok. Ad was placed in the NWA Democrat Gazette of Sunday February 9, 2025](#)
4. Please submit a revised plan by next Tuesday. The City requires 15 copies for planning commission. Plans must be folded with all sheets included in one set. We don't need all the detail for the planning commission, a site plan and landscape plan would probably be sufficient. If I can also get a PDF version that can be distributed to the public and added to Facebook and our website that would be great.
[Ok](#)

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.

Ok

6. Planning Commission meeting will be **Monday February 24, 2025, at 6:00 pm.**

Ok

B. City of Fayetteville : Melissa Boyd

1. As-builts for water and sewer serving the subject property indicate existing taps on this lot. Both taps must be used for these connections. To add new taps to either the water or sewer mains, confirmation must be provided that there are not existing taps that were installed with the intent to serve this property. Contact engineering@fayetteville-ar.gov with questions.

Ok

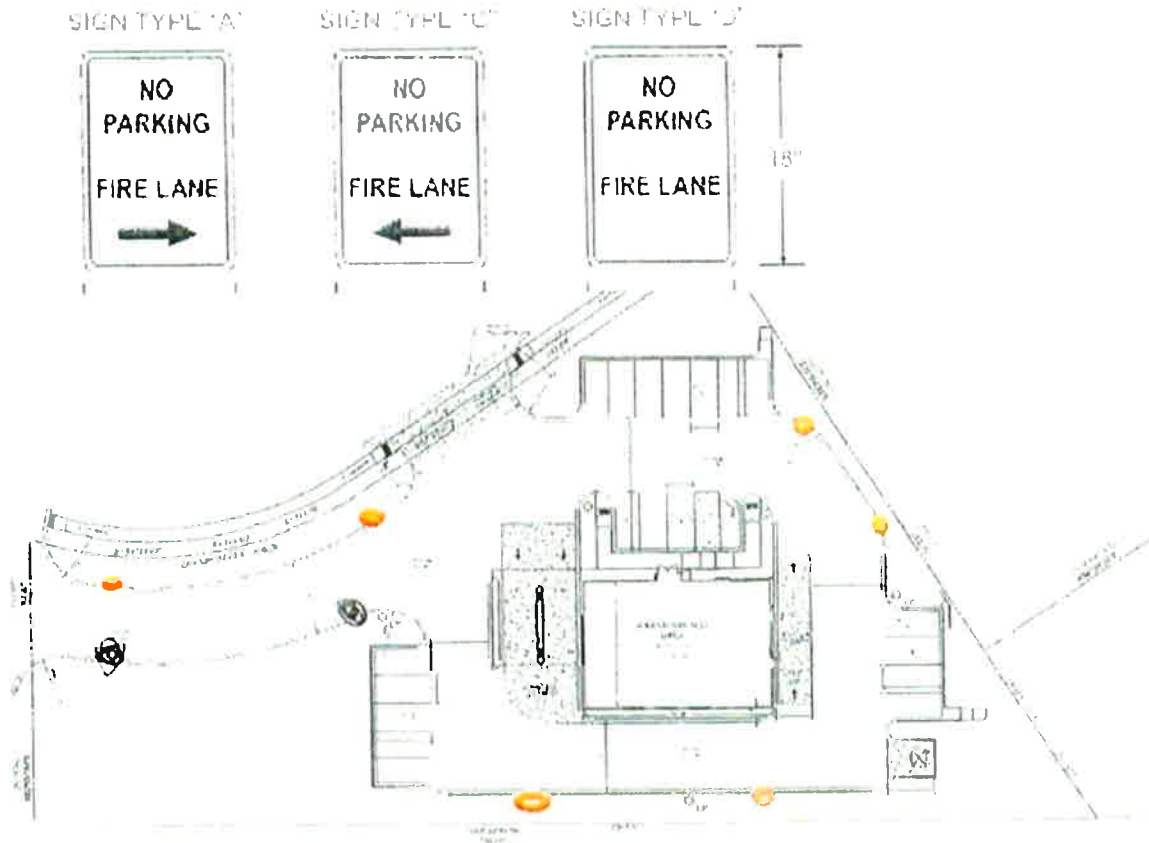
C. City of Farmington – Fire Department : William Hellard

1. Fire lane signs as specified in Section D 1 03 .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.

Signs added

2. Fire lane signs as specified in Section D 1 03.6 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).

Signs added



A. City of Farmington – Engineering : Christopher Brackett, P.E. (KMS Engineering)

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.

Ok

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.

Ok

3. Provide details of the dumpster enclosure.

Add to detail sheet 3

4. The sidewalk will have to continuous through the entrance unto Cimarron Place. You can use one of the commercial entrances from Fayetteville.

Added to Detail Sheet 3

5. The sidewalk must be a 5' sidewalk that has at least a 5' green space.

Revised with 5' sidewalk. Used 4' per city standard before.

6. Provide more details of the parking lot detention ponds. 100-year water surface elevation, top of curb elevations, etc.

Detention concept has been revised to eliminate parking lot detention

7. The outfalls of the ponds will have to include a level spreader to return the flows to a sheet flow condition.

Level Spreader added to the discharge point at Study Point B. Discharge at Study Point A is at a point in the predeveloped condition. Flowrates are below amounts that would create erodible conditions.

Drainage Report:

- a. The runoff coefficient for the lawn/pasture should be $C=0.4$, not $C=0.7$.
Revised. Used grassed ROW areas before.
- b. How is the area of the pond 1500 sq ft at stage 0.00 in Pond 1 and 500 sq ft in Pond 2? Those parking spaces are not flat. With such a small area, you probably need to do the volume at 0.1' or 0.05'.

Detention concept has been revised to eliminate the parking lot detention.

- c. Why are you using GIS contours for the drainage area maps when you have the entire area surveyed? The topographic survey and the GIS do not agree.

We had initially investigated the a overall drainage so used GIS contours. They were not that much different, but the drainage maps and areas has been updated to match the surveyed contour lines.

Sincerely,

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

Ferdinand Fourie, P.E.



4iE Engineering

P.O. Box 56, Cave Springs, AR 72718 Phone: (479)381-1066 Email: ffourie@civilde.com

February 11, 2025
Melissa McCarville
City Business Manager
City of Farmington
354 W. Main Street
Farmington, AR 72730
Office: 479.267.3865

Ferdinand Fourie, P.E.
P.O. Box 56
Cave Springs, Arkansas 72718
479.381.1066
ffourie@4iE.Engineering

Re: Comment Response – Landscape Comments
Grand Savings Bank – Farmington Branch
Large Scale Development

Dear Ms. McCarville:

The following is in response to the Landscape Plan of the proposed Grand Savings Bank branch in Farmington, dated February 4, 2025:

Sheet 06:

1. *All below items shall be addressed on the plans and a narrative letter describing how said items have been addressed must be submitted with the resubmittal. Submit a copy to the City and to Sarah Geurtz at sdg@eda-pa.com.*

Response: acknowledged

2. Street trees: please confirm with the City regarding if it's acceptable with them to have the street trees within the right of way as shown on the plans.

Response: street trees have been moved out of the ROW and within the property boundary.

3. It appears that the site plan may have been slightly updated from that referenced on this sheet. If needed, please update the site plan to the latest version (see the NW corner of the northern parking spaces - the concrete drainage outlet. Please also add the proposed water line to this sheet and remove any tree conflicts with it. Please show the 3 light poles.

Response: landscape plan has been updated to match the civil site plan and the three lights have been added.

4. Show 10' sight triangles at both road entrances.

Response: sight triangles have been added to the plan.

5. Add a note telling how irrigation will be handled (irrigation system or hose bib). If to be watered by hose bibs, show on the plan where they will be located.

Response: instructions on how to handle the landscape irrigation are located in note #20 in the Landscape General Notes.

6. Landscape General Notes :
 - a. #5 : 2.5" caliper for shade trees and 1.5" for ornamental trees. Please change "Urban Forestry" to "City Staff".
 - b. #9: Per code requirements, mulch shall be 3" in depth (please update the detail's reference that calls out 4"). Update the tree planting detail regarding the mulch depth, also .
 - c. #15: Plant material shall be warranted for 24 months.

Response: the Landscape General Notes have been revised per the city's comments

7. Per 14.04.23 (b), dumpsters shall be located a minimum of 50 feet from residential-zoned property.

Response: the dumpster is 50 feet from residential properties.

8. Per 14.04.23 (b) (6), dumpsters shall be landscape with some type of vegetation planted in front of sides seen from street, highway, or adjacent residential dwellings.

Response: evergreen shrubs have been placed between the street frontage and residential properties

9. Show or explain where mechanical screening will be provided. View 14.04.23 (c) for screening requirements which apply to all roof, ground, and wall-mounted mechanical equipment.

Response: all ground mounted mechanical equipment will be screened with opaque fencing.

Large Scale Development
Grand Savings Bank – Farmington Branch
Landscape Plan Comments
City of Farmington, Arkansas
02-11-2025
Page 3

10. City Landscape Requirements: update the given street name (it gives W Rainsong St as being the street frontage street).

Response: street name has been updated to W. Cimarron Pl.

Sincerely,

James Gibson, PLA
LandTekStudios
479.283.9721



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

APPLICATION:

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

Date of preliminary plat approval: Jan. 23, 2023

Date of grading permit: April 2nd / 2024

Date of final infrastructure inspection: _____

Engineering Fees Paid yes no

Development site address or location: _____

GENERAL INFORMATION:

Primary Contact Person: JARED S. INMAN, PE

Business Name: JORGENSEN + ASSOC.

Address: 124 W. SUNBRIDGE DR. STE 3

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

Phone: 479-442-9127 **Email:** JARED@JORGENSENASSOC.COM

Check all that apply: **Applicant** **Owner** **Other** _____

Name: KYLE WHITLOCK

Business Name: DR HORTON NW ARKANSAS LLC

LSD/Subdivision Application Checklist:

	Yes	No	N/A, why?
1. Completed application form which includes: name and address of person preparing application, name and address of property owner, including written, notarized documentation to verify that the applicant has permission to locate on property, zoning district, size of property, postal address and tax parcel number.	X		
2. Payment of application fee.	X		
3. A descriptive statement of the objective(s) for the new facility or material modification and the need for the type of facility and/or capacity requirements.	X		
4. Fifteen (15) copies of the site plan folded to a size of no greater than 10" X 10 ½ ".	X		
5. List of adjacent property owners and copy of notification letter sent. *		X	<i>Provided later</i>
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 15 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		

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

approximate change in the grade for the proposed street.			
7. The width, approximate locations and purposes of all proposed easements or rights-of-way for utilities, drainage, sewers, flood control, ingress/egress or other public purposes within and adjacent to the project.	X		
Proposed and Existing Streets, Rights-of-way and Easements			
1. The location, widths and names (avoid using first names of people for new streets) of all existing and proposed streets, allies, paths and other rights-of-way, whether public or private within and adjacent to the project; private easements within and adjacent to the project; and the centerline curve data; and all curb return radii. Private streets shall be clearly identified and named.	X		
2. A layout of adjoining property sufficient detail to show the affect of proposed and existing streets (including those on the master street plan), adjoining lots and off-site easements. This information can be obtained from the Master Street Plan.	X		
3. The location of all existing and proposed street lights (at every intersection, cul-de-sac and every 300 feet, and associated easements to serve each light.)	X		
Site Specific Information			
1. Provide a note describing any off site improvements.		X	
2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project.		X	
3. The location of known existing or proposed ground leases or access agreements, if known. (e.g. shared parking lots, drives, areas of land that will be leased.)		X	
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 purposed sidewalks.	X		
13. Finished floor elevation of existing and purposed structures.	X		
14. Indicate location and type of garbage service (Large Scale	X		

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

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

Address: 5502 W. WALSH LN.

City: ROGERS State AR Zip Code 72758

Check all that apply: Applicant Owner Other _____

Name: _____

Business Name: _____

Address: _____

City: _____ State _____ Zip Code _____

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

Jared Inman Date: 1-21-25

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

Scott Partlow Date: 01/21/2025
Scott Partlow (Jan 21, 2025 11:06 CST)



Account #: NWC3935558

Company: JORGENSEN & ASSOCIATES

124 W SUNBRIDGE 5

FAYETTEVILLE, AR 72703

Ad number #: 480511

PO #:

Matter of: PH Feb 24 Farmington

AFFIDAVIT • STATE OF ARKANSAS

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

PH Feb 24 Farmington

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

And that there is due or has been paid the **NWA Democrat Gazette** for publication the sum of \$135.28.
(Includes \$0.00 Affidavit Charge).

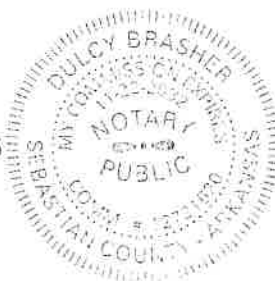
NWA Democrat Gazette 02/09/25; NWA nwaonline.com 02/09/25

Maria Hernandez-Lopez
Legal Clerk

State of ARKANSAS, County of Sebastian,

Subscribed and sworn to before me on this 10th day of February, 2025

D. Brasher
NOTARY PUBLIC



A petition for Final Plat for the property as described below was filed with the City of Farmington on the 21st day of January, 2025.

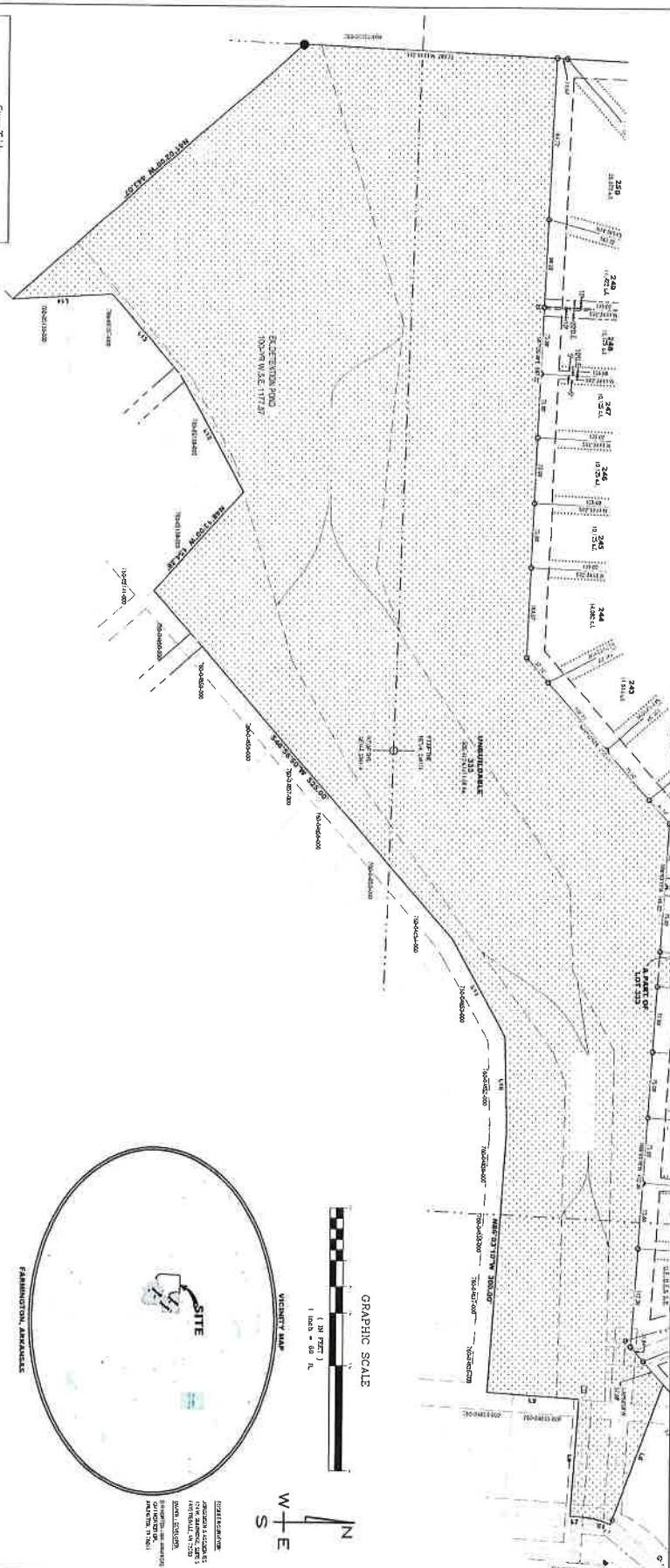
LEGAL DESCRIPTION:

A part of the NE1/4 of the SW1/4, part of the NW1/4 of the SE1/4, and part of the SE1/4 of the SW1/4 of Section 15, T18N, R31W in Washington County, Arkansas, and being described as follows: Commencing at the NE Corner of said W1/2, SW1/4, thence N88°21'31"W 102.99 feet to the POINT OF BEGINNING, thence S03°56'50"W 381.86 feet, thence S86°03'10"E 45.00 feet, thence S03°56'50"W 185.00 feet, thence S86°03'10"E 75.00 feet, thence S03°56'50"W 135.00 feet, thence S86°03'10"E 205.73 feet, thence S62°26'03"E 53.70 feet, thence S41°03'10"E 135.00 feet, thence S48°56'50"W 230.05 feet, thence S69°42'08"E 171.27 feet, thence along a non-tangent curve to the left 35.67 feet, said curve having a radius of 125.00 feet and a chord bearing and distance of S12°07'21"W 35.55 feet, thence S03°56'50"W 11.95 feet, thence N86°03'10"W 135.00 feet, thence S03°56'50"W 105.00 feet, thence N86°03'10"W 300.00 feet, thence S88°39'58"W 106.37 feet, thence S61°43'00"W 127.99 feet, thence S48°56'50"W 525.00 feet, thence N48°13'00"W 154.28 feet, thence S61°27'36"W 154.90 feet, thence S48°56'50"W 119.76 feet, thence S03°25'37"E 115.11 feet, thence N41°02'00"W 443.07 feet, thence N02°34'11"E 1,456.27 feet, thence S88°21'31"E 1,225.00 feet to the POINT OF BEGINNING: Containing 45.91 acres more or less subject to easements and right of way of record.

A public hearing to consider this Final Plat will be held on the 24th day of February, 2025, at six o'clock p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. This meeting can be attended in person or through Zoom (link provided closer to meeting date on City website or Facebook page). All interested persons are invited to attend.

February 9, 2025 480511

All documents for mailings were provided.



Curve Table

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	36.67	183.37	183.37	36.67	S17.32°W
C2	74.34	366.74	366.74	74.34	N73.96°E
C3	50.90	254.50	50.90	50.90	S71.95°W
C4	57.09	285.45	57.09	57.09	N76.82°E
C5	114.18	570.90	114.18	114.18	S71.95°W
C6	74.34	366.74	74.34	74.34	N73.96°E
C7	74.34	366.74	74.34	74.34	S71.95°W
C8	50.90	254.50	50.90	50.90	N76.82°E
C9	57.09	285.45	57.09	57.09	S71.95°W
C10	57.09	285.45	57.09	57.09	N76.82°E
C11	114.18	570.90	114.18	114.18	S71.95°W
C12	74.34	366.74	74.34	74.34	N73.96°E
C13	74.34	366.74	74.34	74.34	S71.95°W
C14	50.90	254.50	50.90	50.90	N76.82°E
C15	57.09	285.45	57.09	57.09	S71.95°W
C16	57.09	285.45	57.09	57.09	N76.82°E
C17	114.18	570.90	114.18	114.18	S71.95°W
C18	142.73	713.65	142.73	142.73	N76.82°E
C19	142.73	713.65	142.73	142.73	S71.95°W
C20	142.73	713.65	142.73	142.73	N76.82°E
C21	142.73	713.65	142.73	142.73	S71.95°W
C22	142.73	713.65	142.73	142.73	N76.82°E
C23	142.73	713.65	142.73	142.73	S71.95°W
C24	142.73	713.65	142.73	142.73	N76.82°E
C25	142.73	713.65	142.73	142.73	S71.95°W

Point Table

Point #	Length	Direction
P1	43.07	S86.37°W
P2	74.34	N73.96°E
P3	50.90	S71.95°W
P4	57.09	N76.82°E
P5	114.18	S71.95°W
P6	74.34	N73.96°E
P7	74.34	S71.95°W
P8	50.90	N76.82°E
P9	57.09	S71.95°W
P10	57.09	N76.82°E
P11	114.18	S71.95°W
P12	74.34	N73.96°E
P13	74.34	S71.95°W
P14	50.90	N76.82°E
P15	57.09	S71.95°W
P16	57.09	N76.82°E
P17	114.18	S71.95°W
P18	142.73	N76.82°E
P19	142.73	S71.95°W
P20	142.73	N76.82°E
P21	142.73	S71.95°W
P22	142.73	N76.82°E
P23	142.73	S71.95°W
P24	142.73	N76.82°E
P25	142.73	S71.95°W

Legend

- EXISTING POND
- EXISTING ROAD
- EXISTING DRIVE
- EXISTING LOT
- EXISTING CURB
- EXISTING SIDEWALK
- EXISTING UTILITY
- EXISTING TREE
- EXISTING FENCE
- EXISTING SIGN
- EXISTING LIGHT
- EXISTING BIKEWAY
- EXISTING TRAIL
- EXISTING PATH
- EXISTING BRIDGE
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- EXISTING STRUCTURE
- EXISTING EQUIPMENT
- EXISTING MATERIAL
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- EXISTING COLOR
- EXISTING TEXTURE
- EXISTING PATTERN
- EXISTING SYMBOL
- EXISTING MARKER
- EXISTING REFERENCE
- EXISTING SOURCE
- EXISTING DATE
- EXISTING SCALE
- EXISTING UNIT
- EXISTING DIMENSION
- EXISTING TOLERANCE
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- EXISTING CLEARANCE
- EXISTING OBSTRUCTION
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- EXISTING RISK
- EXISTING LIABILITY
- EXISTING COMPLIANCE
- EXISTING REGULATION
- EXISTING STANDARD
- EXISTING SPECIFICATION
- EXISTING CONTRACT
- EXISTING AGREEMENT
- EXISTING DECISION
- EXISTING ACTION
- EXISTING REACTION
- EXISTING RESPONSE
- EXISTING RECOVERY
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- EXISTING ADAPTABILITY
- EXISTING FLEXIBILITY
- EXISTING INNOVATION
- EXISTING CREATIVITY
- EXISTING IMAGINATION
- EXISTING INSPIRATION
- EXISTING MOTIVATION
- EXISTING ENTHUSIASM
- EXISTING COMMITMENT
- EXISTING DEDICATION
- EXISTING PASSION
- EXISTING PERSEVERANCE
- EXISTING PATIENCE
- EXISTING HUMILITY
- EXISTING GRACE
- EXISTING KINDNESS
- EXISTING GENTLENESS
- EXISTING MEANNESS
- EXISTING MILDNESS
- EXISTING MODERATION
- EXISTING RESTRAINT
- EXISTING SELF-CONTROL
- EXISTING TEMPERANCE
- EXISTING DISCIPLINE
- EXISTING ORDER
- EXISTING CLEANLINESS
- EXISTING NEATNESS
- EXISTING ORGANIZATION
- EXISTING EFFICIENCY
- EXISTING EFFECTIVENESS
- EXISTING PRODUCTIVITY
- EXISTING PROFICIENCY
- EXISTING SKILL
- EXISTING KNOWLEDGE
- EXISTING WISDOM
- EXISTING UNDERSTANDING
- EXISTING EMPATHY
- EXISTING COMPASSION
- EXISTING MERCY
- EXISTING FORGIVENESS
- EXISTING PATIENCE
- EXISTING KINDNESS
- EXISTING GENTLENESS
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- EXISTING KNOWLEDGE
- EXISTING WISDOM
- EXISTING UNDERSTANDING
- EXISTING EMPATHY
- EXISTING COMPASSION
- EXISTING MERCY

Notes:

- All dimensions are in feet and inches.
- Existing conditions are shown in light gray.
- Proposed conditions are shown in dark gray.
- Site boundaries are shown with a dashed line.
- Property lines are shown with a solid line.
- Utility lines are shown with a dashed line.
- Tree locations are shown with a circle and a cross.
- Fence locations are shown with a dashed line.
- Sign locations are shown with a rectangle.
- Light locations are shown with a circle.
- Bike lane locations are shown with a dashed line.
- Trail locations are shown with a dashed line.
- Path locations are shown with a dashed line.
- Bridge locations are shown with a dashed line.
- Tunnel locations are shown with a dashed line.
- Structure locations are shown with a rectangle.
- Equipment locations are shown with a rectangle.
- Material locations are shown with a rectangle.
- Finish locations are shown with a rectangle.
- Texture locations are shown with a rectangle.
- Pattern locations are shown with a rectangle.
- Symbol locations are shown with a rectangle.
- Marker locations are shown with a circle.
- Reference locations are shown with a rectangle.
- Source locations are shown with a rectangle.
- Date locations are shown with a rectangle.
- Scale locations are shown with a rectangle.
- Unit locations are shown with a rectangle.
- Dimension locations are shown with a rectangle.
- Tolerance locations are shown with a rectangle.
- Allowance locations are shown with a rectangle.
- Clearance locations are shown with a rectangle.
- Obstruction locations are shown with a rectangle.
- Hazard locations are shown with a rectangle.
- Risk locations are shown with a rectangle.
- Liability locations are shown with a rectangle.
- Compliance locations are shown with a rectangle.
- Regulation locations are shown with a rectangle.
- Standard locations are shown with a rectangle.
- Specification locations are shown with a rectangle.
- Contract locations are shown with a rectangle.
- Agreement locations are shown with a rectangle.
- Decision locations are shown with a rectangle.
- Action locations are shown with a rectangle.
- Reaction locations are shown with a rectangle.
- Response locations are shown with a rectangle.
- Recovery locations are shown with a rectangle.
- Resilience locations are shown with a rectangle.
- Adaptability locations are shown with a rectangle.
- Flexibility locations are shown with a rectangle.
- Innovation locations are shown with a rectangle.
- Creativity locations are shown with a rectangle.
- Imagination locations are shown with a rectangle.
- Inspiration locations are shown with a rectangle.
- Motivation locations are shown with a rectangle.
- Enthusiasm locations are shown with a rectangle.
- Commitment locations are shown with a rectangle.
- Dedication locations are shown with a rectangle.
- Passion locations are shown with a rectangle.
- Perseverance locations are shown with a rectangle.
- Patience locations are shown with a rectangle.
- Kindness locations are shown with a rectangle.
- Gentleness locations are shown with a rectangle.
- Meanness locations are shown with a rectangle.
- Mildness locations are shown with a rectangle.
- Moderation locations are shown with a rectangle.
- Restraint locations are shown with a rectangle.
- Self-control locations are shown with a rectangle.
- Temperance locations are shown with a rectangle.
- Discipline locations are shown with a rectangle.
- Order locations are shown with a rectangle.
- Cleanliness locations are shown with a rectangle.
- Neatness locations are shown with a rectangle.
- Organization locations are shown with a rectangle.
- Efficiency locations are shown with a rectangle.
- Effectiveness locations are shown with a rectangle.
- Productivity locations are shown with a rectangle.
- Proficiency locations are shown with a rectangle.
- Skill locations are shown with a rectangle.
- Knowledge locations are shown with a rectangle.
- Wisdom locations are shown with a rectangle.
- Understanding locations are shown with a rectangle.
- Empathy locations are shown with a rectangle.
- Compassion locations are shown with a rectangle.
- Mercy locations are shown with a rectangle.
- Forgiveness locations are shown with a rectangle.
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- Compassion locations are shown with a rectangle.
- Mercy locations are shown with a rectangle.
- Forgiveness locations are shown with a rectangle.

Site Location:

FARMINGTON, ARKANSAS

Graphic Scale: 1 inch = 50 feet

North Arrow: N, S, E, W

Site Plan: A circular inset map showing the site location within Farmington, Arkansas.

PROJECT TITLE: GOOSE CREEK VILLAGE PHASE V

PROJECT LOCATION: FARMINGTON, AR

LEGEND:

- EXISTING POND
- EXISTING ROAD
- EXISTING DRIVE
- EXISTING LOT
- EXISTING CURB
- EXISTING SIDEWALK
- EXISTING UTILITY
- EXISTING TREE
- EXISTING FENCE
- EXISTING SIGN
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- EXISTING WISDOM
- EXISTING UNDERSTANDING
- EXISTING EMPATHY
- EXISTING COMPASSION
- EXISTING MERCY

DATE: 10/20/2023

BY: JORGENSEN + ASSOCIATES

PROJECT NO.: 2023-010

SCALE: AS SHOWN

DATE PLOTTED: 10/20/2023

PLANNER: JORGENSEN + ASSOCIATES

CHECKER: JORGENSEN + ASSOCIATES

APPROVER: JORGENSEN + ASSOCIATES

PROJECT TITLE: GOOSE CREEK VILLAGE PHASE V

PROJECT LOCATION: FARMINGTON, AR

DATE: 10/20/2023

BY: JORGENSEN + ASSOCIATES

PROJECT NO.: 2023-010

SCALE: AS SHOWN

DATE PLOTTED: 10/20/2023

PLANNER: JORGENSEN + ASSOCIATES

CHECKER: JORGENSEN + ASSOCIATES

APPROVER: JORGENSEN + ASSOCIATES



Earthplan Design Alternatives, PA

Civil Engineering / Landscape Architecture

TECH PLAT REVIEW LETTER

Project: Goose Creek Village Ph V Final Plat

EDA project #: 2535_F

Letter creation: February 3, 2025

Tech Plat Review meeting: February 4, 2025

Mrs. McCarville,

We have reviewed the Final Plat submitted by Jorgensen + Associates for the project known as Goose Creek Village Ph V Final Plat received by EDA on January 24, 2024. The date of 1.17.24 is within the title block. Based on our plan review for the City's landscape and park dedication code, we offer the following comments:

Generally:

1. Lot 333 is partially a detention pond, floodplain, and is steeply sloped; these features are listed as "undesirable qualities" in parkland per 14.04.25, I, 3, (specifically under k & m) of the code. If the Owner's intent is to dedicate this land to meet the required parkland requirement, a Variance application shall be submitted to the City and the Planning Commission will vote on the request.
2. If the Planning Commission determines that fee-in-lieu of will be required instead of parkland dedication, per the Parkland Dedication code (14.04.25), the required Fee Payment in Lieu of Land Conveyance will be as below:

"In lieu of land dedication, developer shall contribute to the Farmington's Parkland Fund \$900 for each single-family dwelling unit..."

102 single family units =	\$900/unit=	\$91,800.00
		\$91,800.00 TOTAL fee payment required

3. *Per 14.04.25, K, 1, b: "The fee-in-lieu shall be paid prior to the City's signature and release of the Final Plat or development plan."*
4. If a landscaped entryway will be installed with this subdivision, resubmit showing it on the plans for review.

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

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

Sincerely,
Geurtz, PLA

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

Applicant: Jorgenson & Associates

Date: 2/4/2025

Project Name: Goose Creek, Phase V

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 are billing the engineering fees monthly.
2. Adjacent property owners must be notified by certified mail; receipts should be submitted by one week prior to the Planning Commission meeting.
3. An advertisement regarding the development should be in the paper no later than 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. **With this in mind, the ad has to be in the paper by Sunday, February 9, 2025, to meet the deadline.**
5. Please submit a revised plan by next Tuesday. The City requires 15 copies for planning commission. Plans must be folded with all sheets included in one set. We don't need all the detail for planning commission, a site plan and landscape plan would probably be sufficient. If I can also get a PDF version that can be distributed to the public and added to Facebook and our website that would be great.
6. A revised copy of the plan and drainage plan should be delivered to City Hall for Chris Brackett; he will also accept digital copies.
7. Planning Commission meeting will be **Monday February 24, 2025, at 6:00 pm.**